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## COASTAL AREAS OF PARTICULAR CONCERN IN SOUTHEAST MICHIGAN

August, 1976



SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

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## PREFACE

This report was prepared at the request of the Michigan Department of Natural Resources, Land Resource Programs Division. The sites identified and discussed are tentatively nominated as areas of particular concern in Southeast Michigan, in accordance with the ongoing process of coastal zone management program development. The results of this study, of other analyses performed, and of those yet to be completed will provide the Department with a definite framework within which to implement a coastal management strategy in Southeast Michigan.

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## INTRODUCTION

The Michigan Department of Natural Resources (MDNR) in cooperation with the local and regional officials and citizens of Southeast Michigan is developing a program to protect and manage coastal resources of the region. The coastal zone management program is being developed and will be implemented in accordance with the provisions of the Coastal Zone Management Act of 1972, Public Law 92-583 (86 Stat. 1280). The Act declared the effective management, beneficial use, protection, and development of the coastal zone to be in the national interest. The Act encourages states to exercise their full authority over coastal resources by providing funds for the development and implementation of a management program.

A key element of Michigan's Coastal Zone Management Program will be the areas of particular concern. These are areas identified by the state's residents and public officials as critical components of the coastal zone because of their ecological, economic, aesthetic or recreational value. The areas of particular concern will serve as a focal point of the management program. A significant fraction of the funds received to implement the program will be used to take management actions in these areas.

The MDNR invited the Southeast Michigan Council of Governments, who, in turn, invited the Planning Commissions of Macomb, Monroe, St. Clair, and

Wayne Counties, to identify coastal areas of particular concern in Southeast Michigan. The MDNR provided participating agencies with a set of criteria to assist them in identifying critical coastal areas. The proposed criteria were reviewed and modified in response to conditions and needs in Southeast Michigan. (The revised criteria are set forth in Appendix A.)

The citizens and local community officials of the region also were asked to nominate coastal areas they felt warranted special consideration. Public nomination forms were distributed, and approximately one hundred were returned for areas in Southeast Michigan.

This report describes the preliminary results of the areas of particular concern inventory in Southeast Michigan. The general nature and characteristics of the region's coastal resources are described in the following chapter. The areas of particular concern nominated based upon consideration of agency and public input and adopted regional policies are described in the next section. Available pertinent information concerning each area nominated is presented in Appendix B using data sheets supplied to standardize inputs and to simplify the compilation of information.

## SOUTHEAST MICHIGAN'S COASTAL ZONE

### Resource Characteristics and Uses

Decisions concerning the use and protection of coastal resources are made and are influenced by officials at all levels of government. In Southeast Michigan officials of numerous state and federal agencies, four counties (Macomb, Monroe, St. Clair and Wayne), and at least thirty six minor civil divisions regularly make decisions concerning resource use in the coastal zone.

The characteristics of the coastal resources over which these public officials exercise their authority are diverse. Portions of two Great Lakes, Huron and Erie, the Detroit and St. Clair Rivers, and Lake St. Clair encompass the set of resources defined as coastal waters in Southeast Michigan.

The shorelands are the set of resources associated with the land/water interface, usually bounded on the west by the first major roadway inland from the shoreline and on the east by the shoreline, that strongly interact with coastal waters.

Lake Huron and the St. Clair River border the northern portion of Southeast Michigan. The 13 mile Lake Huron shoreline in Southeast Michigan is only a small fraction of 634 miles of Lake Huron shoreline in Michigan. Outflow from the lake is through the St. Clair River which is about 27 miles in length. The total drop of the St. Clair River from Lake Huron to its mouth

in Lake St. Clair is approximately five feet, and its average discharge is 179,000 cubic feet per second. At the mouth of the river a large delta has formed.

Lake St. Clair and the Detroit River border the central and south-central portions of the region. Lake St. Clair has an area of about 490 square miles, of which approximately 198 square miles are in Michigan. The maximum natural depth of this body of water is 21 feet, and a navigation channel bisects the lake. The outlet of Lake St. Clair is the Detroit River which is approximately 32 miles in length. The average discharge is 180,900 cubic feet per second. Near its mouth the Detroit River is broad and is characterized by many islands and shallow expanses.

In the south the region is bordered by Lake Erie. The Michigan portion of Lake Erie encompasses an area of approximately 105 square miles. The average depth of this portion of the lake is 14 feet and the maximum depth is 29 feet.

These water bodies are used for a wide variety of purposes. In Southeast Michigan, coastal waters are an important source of the water consumed by humans. Approximately 80 percent of the municipalities in the region take water from this source to supply their residents' demands. Coastal waters also serve as a conveyor and assimilator of waste products generated by human activities occurring throughout a large portion of the region.



These lakes and rivers are used heavily for recreational purposes. Swimming, sport fishing, hunting and boating are popular leisure time activities in the region. Coastal waters also are heavily used by fish and wildlife and support a highly productive ecosystem. Lakes Huron, St. Clair, and Erie and the St. Clair and Detroit Rivers support a large fish population. Island wetland areas and shallow grass flats in Lake St. Clair and the Detroit River function as spawning, feeding, and nursery areas for fish. Furthermore, Lake St. Clair supports the only major Great Lakes muskellunge fishery. Coastal waters also are used by a variety of marsh birds and waterfowl. Island wetlands and shallow water areas are used by wildlife for nesting and feeding during the spring, summer and fall. A rookery of 50 to 60 nests of American or common egrets was recently established on Stoney Island in the Detroit River. During migration periods in the spring and fall the areas are heavily used by waterfowl for feeding and resting.

The characteristics and uses of the shorelands are as varied as those of coastal waters. In the southern and central portions of the region along Lakes Erie and St. Clair and the Detroit River only small differences in elevation occur. The gentle slope of the shorelands and the large fraction of clays and silts in the soils produced an extensive wetlands system. In the northern portion of the region along the St. Clair River a low bluff of sandy loam soils has formed. Along Lake Huron north of Port Huron a lower bluff consisting of sand is present. Farther inland the shorelands

in the northern portion of the region are characterized by level to gently sloping sandy loam soils.

The shorelands in Southeast Michigan are used for a variety of purposes. They have been extensively altered by human activities and are the most intensively developed in the state. The existing land use pattern can be described as a strip pattern of urban development with nodes of population concentration of varying size. There are twelve major areas of urban concentration in the region including Port Huron/Marysville, St. Clair, Marine City, and Algonac in St. Clair County; Mt. Clemens, Harrison Township, and St. Clair Shores in Macomb County; Detroit/Wayne County; and Monroe and Luna Pier in Monroe County. Residential uses dominate the shorelands' land use pattern in the region. Industrial development is distributed along the entire shoreline. Industrial development is particularly intense in Detroit and southern Wayne County with smaller areas of concentration in Port Huron, Marysville and Monroe. A significant portion of the region's shorelands also is used for commercial purposes. Commercial development is particularly heavy along the mouths of streams tributary to coastal waters. Recreation is a small but important consumer of shorelands in Southeast Michigan. Swimming, shore fishing, boat launching, hiking, and picnicking occur in major parks throughout the shorelands, including Belle Isle, Metropolitan Beach, Harley Ensign Memorial Access Site, Elizabeth Park, and Sterling, Algonac and Lakeport State Parks. Fish and wildlife also are important users of the region's shorelands.

Remnants of the once extensive wetlands system are interspersed with development in the south and central portions of the region. These areas provide essential breeding, nesting, feeding, resting and protection areas for coastal fish and wildlife. The wetlands also act as sedimentation traps and filtering basins by absorbing silt, nutrients and other contaminants. In addition, they create a buffer zone which moderates the effects of water level fluctuations on surrounding areas.

#### Trends in Resource Use

Urban settlement first appeared in Southeast Michigan along coastal waters. As the region's population increased, the central place functions of Detroit, Monroe, Mt. Clemens and Port Huron were established causing residential, commercial, and industrial growth to occur around these areas. The expansion of developed land from these areas usually occurred along major roadways and along the shoreline.

The initial residential corridor development that occurred along coastal waters principally consisted of seasonal dwelling units. As the region's highway network improved, increases in leisure time and real income caused the development to occur at ever greater distances from the urban centers. At the same time that resort development was expanding outward many of the structures adjacent to the urban centers were converted from summer homes to year around residences. This process has continued, and today most residences in the shorelands are used throughout the year.

The existing land use pattern indicates that at the same time portions of the shorelands were being consumed for housing some areas were being developed for other uses. Many industries dependent upon coastal waters for importing and exporting and/or as a source of cooling or process water constructed facilities in the shorelands. Businesses supplying goods and services demanded by the recreational users of coastal waters located in this area, i.e., marinas, boat dealers, and bait and tackle shops. Public corporations also acquired shorelands for development of recreational facilities.

Today vacant and undeveloped areas account for only a small fraction of the shorelands in Southeast Michigan. The greatest concentrations of vacant land in the region's coastal zone occur in Monroe County. Most of the resources found in these areas ultimately are expected to be used for either industrial or residential purposes. Throughout the remainder of the region most new activities that will occur in the shorelands will involve the reuse of resources. The intense competition among such land consumers as housing, recreation, business, and industry makes speculation regarding the future shorelands character impossible. It is probable, however, that the region's shorelands will continue to be intensively used and that the intensity of use may actually increase because of the competition for this finite set of resources.

#### Resource Use Problems

A myriad of problems affect resource use decisions in the region's shorelands.

Resource characteristics and resource use trends have led to an increasingly complex variety of problems relating to life in this area. Many of the areas of particular concern nominated are identified in response to specific resource use problems or combinations of such problems. It, therefore, is prudent to identify and briefly describe some of the most serious resource use problems facing the region in the shorelands.

#### Public Access

As Southeast Michigan's population has grown and the amount of leisure time has increased, the demand for outdoor recreational facilities has similarly increased. Federal, state, regional, and county agencies, however, have been reluctant to develop urban parks along coastal waters due to high land costs. As a result, public access to coastal waters is limited, and there is an acute shortage of recreation areas in the region's shorelands. There are substantial portions of the shoreline which do not provide an opportunity for public interaction with coastal waters.

#### Flooding

The dynamic and unpredictable quality of coastal water levels and the gentle slope of the shorelands have created severe flooding problems in the region. During periods of low lake levels the hazard has not been evident, and structures lacking necessary protective devices have been built. Major destruction of public and private property has subsequently occurred in Macomb, Monroe, and Wayne Counties during the recent period of high lake

levels. Dikes have been constructed along coastal waters in many areas, but these structures were intended to provide only a temporary solution to the problem.

#### Wetlands

Few examples of the once extensive coastal wetlands system remain in Southeast Michigan. The variety of valuable functions that these natural areas perform in combination with their dwindling supply make recommendations concerning their preservation attractive. The economic effects of wetlands preservation, however, must be weighed before decisions concerning wetlands protection can be made. In Southeast Michigan it is necessary to balance demands for a high quality environment with the need to maintain economic stability.

#### Urban Rehabilitation and Redevelopment

Portions of the shorelands in Southeast Michigan exhibit symptoms of visual or economic deterioration. In residential areas structures have deteriorated in response to the influence of a number of factors including inadequate maintenance and inadequate code enforcement. Certain shoreland industrial areas are characterized by structures development which may not have a need for a waterfront location but continue to operate because of past investments in the facilities.

### Intergovernmental/Interagency Coordination

Distinct and logical resource use relationships are evident throughout the shorelands in Southeast Michigan. Industries, recreation areas, residences, and businesses located in one community are interrelated with those in adjacent communities. Moreover, development in one minor civil division frequently contributes to the economic and social well being of adjacent communities and the entire region, for that matter. Decisions regarding coastal resource uses, however, frequently are not based upon an adequate consideration of these relationships.

## AREAS OF PARTICULAR CONCERN

### General

Decisions made in one community concerning coastal resource use often significantly influence existing and proposed resource uses in another jurisdiction. In Southeast Michigan it, therefore, was deemed appropriate to provide the state with both a local and regional perspective on areas of particular concern. The Planning Commissions of Monroe, St. Clair, and Wayne Counties nominated coastal areas based upon consideration of the revised state guidelines and local needs and concerns. A similar analysis was completed in Macomb County and coastal areas were nominated. These nominations subsequently were reviewed in terms of their consistency with adopted regional policy. This review was not intended to be a substitute for local efforts in which a detailed analysis was required. Rather, the analysis was intended to complement this effort, to insure that common problems transcending the boundaries of any single unit are addressed with maximum efficiency and economy, and, thereby, to provide the state with a definite framework within which to implement a coastal zone management program.

A general framework for the regional analysis of the areas of particular concern nominated was provided by one general overall goal, by three land use goals and by two shorelands policies which have been adopted. The goals were considered when reviewing each



nomination of a site as an area of particular concern:

#### General Overall Goal

"To improve the quality of the natural, human and man made environment and the economic welfare of all the people of the Southeastern Michigan Region so as to enable individuals and groups to enjoy a better life, with opportunity for choice of employment, economic enterprise, housing neighborhoods and communities, natural environment, education, transportation, recreation and cultural advance, providing greater degrees of improvement for those people and areas in the region which are in the greatest need,

#### Land Use Goals

- "1. To formulate and maintain a land use pattern that will provide the people of the region with convenient, congenial, and economically related residential, commercial, manufacturing, recreational and other public areas that can be readily served by networks of the necessary public facilities, such as water supply, sanitary sewers and treatment plants, transportation, solid waste disposal, and storm drainage.
- "2. To maintain an ecological balance between human activities and the surrounding environments, as well as to guide area development in such a way as to avoid overuse and unnecessary depletion and distortion of the region's natural resources and life forms.
- "3. To protect the environment and to control generation, dispersion, or disposal of those substances or conditions which are detrimental. (For example, excessive noise, safety hazards, air, water, chemical and radioactive pollution.)

As noted above, SEMCOG has adopted two specific policies which represent a set of decisions directed at achieving these goals in the region's shorelands and are set forth below. These policies

also were considered when reviewing each nomination of a site in the region as an area of particular concern,

Both of the regional policies concerning the shorelands encourage greater open space use of these resources. Actions consistent with the first policy would yield benefits to the general public by providing more areas of public accessibility to the Great Lakes' shoreline. The second policy emphasizes the preservation of natural features and implies a definite plan for the future use of the shoreline by either state or local governments:

- "1. Increase the efforts of public agencies at all levels to acquire and maintain as open space or in low density uses, as much lake and river shoreline as possible.
- "2. Encourage preservation of natural shoreland environments and regulate those shoreland environments with substantial development commitment by ordinances which:
  - "a. Require new buildings and roads to be constructed on sites adjacent to water bodies in such a manner as to minimize flooding and erosion problems.
  - "b. Prevent dredging of wetlands in the shorelands zone for the purpose of creating artificial canals, unless consistent with an adopted coastal management program which allows for urban development particularly for industrial and recreational purposes.
  - "c. Permit cluster developments at densities to increase usable open space area.
  - "d. Prevent shoreland erosion by requiring either jetties, retaining walls, or break-water structures where necessary due to wave action against the shore."

In the remainder of this chapter the nominated areas of particular concern and their relationship to adopted regional policies are discussed. The areas nominated are described in detail in the individual reports prepared concerning the area of particular concern inventories in Macomb, Monroe, St. Clair and Wayne Counties which are herein included by reference. As noted previously, the available pertinent information concerning each nominated area is presented in Appendix B.

#### Urban Areas

The two sites in the City of St. Clair Shores nominated as urban areas of particular concern and their associated management recommendations, that existing residential should be brought up to code, are consistent with regional policy.

The two sites were identified by city officials as target areas for rehabilitation. This nomination, therefore, conforms with regional procedures, as SEMCOG in the past has relied upon this information from local communities when evaluating housing stock.

The management recommendations for these areas also conform with regional policy. In developing residential policies, it was recognized that policies focusing on preserving existing residential areas are as important as those directed at future developments. It is necessary to preserve the viability of existing residential areas, to maintain a quality housing stock, and to eliminate those condi-

tions which contribute to the blight of neighborhoods unless other irreconcilable conditions exist,

Maintaining existing residential neighborhoods as viable and sound areas is stressed in the first policy in the Land Use Policy Plan concerning existing residential areas:

"Intensive residential development in the form of rehabilitation and/or redevelopment efforts should take place in those residential areas which contain substandard and dilapidated blighted structural and site conditions. This policy shall be limited in application to those residential areas where it has been determined that such use or reuse is appropriate."

The nominations of the two vacant sites in Harrison Township also are consistent with regional policy. The two areas should be enhanced for intensive development,

These nominations and recommendations are consistent with the first regional shorelands policy, and they also are consistent with the second. Regional concern for the preservation of natural shoreland environments was established with the adoption of the second shorelands policy. This policy, however, was not intended to preclude development. It was adopted to insure that developments would be compatible with shoreland resources.

The nomination of the entire Wayne County shoreline as an urban area of particular concern also conforms with regional policy. The resource use relationships in coastal urban areas and the need for coordinated action must be addressed in the coastal zone management program.

While no single policy addresses the need for a balanced use of the region's resources, the land use policies represent a set of decisions directed at achieving previously cited adopted goals that address this need. The economic and ecological welfare of the people as families, as communities, and as a region, is basic to the overall goal. With its adoption an active, equitable, environmentally sound and diversifying economy was declared to be of overriding importance.

Finally, the nomination of the portion of Detroit's shorelands from Cobo Hall to Zug Island and the nominations of the three coastal areas in Monroe County do not conflict with regional policy. These nominations are oriented towards strengthening or improving the utilization of resources in existing urban areas.

The regional policies stressing the importance of maintaining existing residential areas have been previously discussed. With regard to industrial and commercial areas, a policy has been adopted which attempts to arrest the deterioration of the regional economic base and to assure the longevity of the major sub-core areas in the region by encouraging an economic revitalization of these areas:

"Activity center development or redevelopment should take place in existing regional and sub-regional core areas to foster rehabilitation or redevelopment of established functions."

The nomination of the area in St. Clair County as an urban area of

particular concern is consistent with adopted regional policies. Intensive residential development in the nominated area would help to control sprawl and to insure that an efficient level of services is provided in St. Clair County.

In establishing regional residential policies the availability of public facilities was an important consideration. The importance of maximizing the use of existing facilities is stressed in an intensive residential development policy:

"Intensive residential development should take place in areas presently served by public facilities with available excess capacity before such development takes place in areas where the construction of new facilities or the extension of existing ones would be required or would be unduly costly."

#### Parks and Intensive Public Use Areas

The nineteen sites nominated as recreation areas of particular concern are consistent with adopted regional policy.

The fourteen existing recreation areas nominated make significant contributions towards satisfying the demand for outdoor recreation in the region. In the future the potential adverse effects of proposed resource uses on these areas should be minimized so that the sites will continue to provide a high quality recreation experience. Furthermore, the maintenance and possible expansion of certain of these facilities is consistent with the regional shorelands policies.

Implementation of actions suggested in these nominations and the nominations of the five coastal areas with high recreational potential will make significant contributions toward the attainment of two regional recreation and open space objectives for 1990:

"1.) 25,000 acres of regional public recreation facilities within one hour's driving time of all points in the heavily populated area consisting of (a) the city of Detroit and (b) adjacent suburban areas within five miles of the Detroit city limits. This area contained 2/3 of the region's population in 1970 and will contain approximately 1/2 in 1990. Attainment of this objective will require acquisition and/or development of approximately 10,000 acres not presently in regional recreation use, although 7,000 acres of this total are in public ownership and committed to recreation development, though not necessarily regional. The remaining 3000 acres proposed for new acquisition should be divided among several sites in the 500-1000 acre range. At present there are 13,500 acres of regional public recreation facilities within this travel time area.

"2.) 20 miles of Great Lakes shoreline under public administration and available for public use as parks, scenic overlooks, pedestrian and bicycle paths, boating access points, shore fishing areas, and marinas, including the entire Detroit River bank from the Ambassador bridge to Windmill Point.

This objective excludes Belle Isle Park and all existing or proposed wildlife areas, but includes approximately 12 miles of the existing public recreation frontage. With the exception of the Detroit riverfront, additional frontage should be acquired or leased in such a pattern as to provide at least one public access point with a minimum of 500 feet of frontage in any two mile section of the Great Lakes shoreline of the region. 8 miles of such shoreline are presently under public administration and open for public use."

The nominations of the La Plaisance Creek and Toledo Beach Recreation Areas, Lake Erie Metropark, and the St. Clair Flats Wildlife Area

are also consistent with regional policies concerning the preservation of wetlands. The Toledo Beach area appears to include a marsh south of the existing marinas which has been identified by the U.S. Fish and Wildlife Service as an area of high ecological value, as have the shallow waters east of the La Plaisance Creek area and the wetland within this area. The St. Clair Flats Wildlife Area and the proposed Lake Erie Metropark also encompass important components of the region's coastal wetlands system. These important habitats could be protected by the development of recreation areas in these areas as long as the use of wetlands is limited.

#### Historic Sites

The nomination of Fort Wayne as a historic area of particular concern is consistent with regional policy. Preservation and restoration of this significant cultural resource through continued public ownership and use is imperative.

Fort Wayne is identified as an important historic site in the 1990 Regional Recreation and Open Space Plan. An outdoor recreation land policy in the 1990 Land Use Policy Plan encourages local units of government to conserve these areas of historical significance within their jurisdiction:

"Local governments in Southeast Michigan should enact ordinances for the preservation of locally significant cultural, historical, and aesthetic resources."

This nomination is also consistent with previously enumerated shorelands and outdoor recreation policies.



### Agricultural Areas

The nominations of sites as agricultural areas of particular concern are not in conflict with adopted regional policy. The protection of prime agricultural areas is deemed vitally important in the region.

Regional policies dealing with agricultural land in Southeast Michigan are directed at maintaining the production of foodstuffs at adequate levels. Adopted regional agricultural policies encourage local decision makers to conserve existing agricultural areas and to carefully consider development proposals in these areas in terms of the long-term effects of the proposed change:

#### "Public and Private Development:

Local commissions and boards should carefully consider and evaluate the social, economic, energy conservation, and environmental implications of decisions which permit construction of both public and private facilities in agricultural areas rated as prime as defined below. Prime agricultural land consists of soils that have an average productivity level according to any of the following criteria:

Corn grown for grain which meets or exceeds the rated mean of 75 bushels per acre (4,700 kilograms per hectare).  
Corn for silage which meets or exceeds the rated mean of 12 tons per acre (27 metric tons per hectare);

Wheat yields which meet or exceed the rated mean of 40 bushels per acre (2,700 kilograms per hectare);

Alfalfa yields which meet or exceed the rated mean of 3.4 tons per acre (7.6 metric tons per hectare); or

Soybean yields which meet or exceed the rated mean of 33 bushels per acre (2,200 kilograms per hectare)."

"In addition to the above, it is recognized that a wide variety of practices are commonplace in agriculture which can make economically viable crop production on soils of many types other than those mentioned above."

Furthermore, owners of farms are encouraged to voluntarily preserve their farmland:

"Local Taxes:

The assessment of land values for taxing purposes as done by the local taxing units of government presently must be according to the market value of the land. This often results in burdensome taxation, especially near urban areas. Farmers within the agricultural reservations designated by this plan should take advantage of Michigan's voluntary program of income tax credits to maintain present land uses as established through Public Act 116 of 1974, the Farmland and Open Space Preservation Act."

High Risk Erosion Areas

The nominations of the two areas as high risk erosion areas of particular concern are consistent with regional policy. In these areas the erodable shoreline must be protected.

The general problems associated with shorelands erosion and the need to protect the shoreline in certain areas are addressed in the second regional shorelands policy:

"...d. Prevent shoreland erosion by requiring either jetties, retaining walls, or breakwater structures where necessary due to wave action against the shore."

Furthermore, the sites identified are important components of the region's open space and park system. The need to maintain existing recreational resources is underscored in the Goals for the 1990 Land Use Policy Plan:

"To develop and maintain an open space and regional park system for the benefit of, and accessible to, all the people of the Region, and for the purpose of providing

and promoting opportunities for both the physical and esthetic enjoyment of the out-of-doors; and to promote optimum utilization, effective protection, and complementary development of the Region's natural resource wealth; and to aid in shaping the regional pattern of growth and development."

The need to maintain and expand existing recreation areas along the Great Lakes' shoreline in the region is articulated in the aforementioned shorelands and recreation policies which have been adopted to achieve this goal.

#### Areas of Ecological Importance

The nominations of the seven coastal wetlands as areas of ecological importance are consistent with regional policy. The protection of wetlands and other fragile areas was deemed vitally important in the adoption of regional policies.

To minimize environmental contamination and the destruction of fragile resource areas, policies were adopted which discourage future development in wetlands:

"Residential development should be discouraged in wetlands, 100-year floodplains, and water bodies as defined in the 1990 Land Use Policy Plan. Residential development in other fragile resource lands (steep slope, woodlands, shorelands, and ground water recharge areas) should be controlled as specified in the fragile resource policies...."

"Activity center developments should be discouraged in wetlands, flood plains, or other fragile areas or in areas of unique natural amenities as defined in the Land Use Policy Plan."

Regional policy encourages the preservation of wetlands to provide a natural habitat for wildlife and to maintain other life-support functions of these areas:

"Wetland areas should be protected from development pressures through the following measures:

- "a. Preservation and protection of the more significant areas is necessary through local action to allow wetland environments to change in balance with natural forces.
- "b. Construction of buildings and public improvements should be prohibited in wetlands by local ordinances due to potential alterations to the function of natural systems, instability of soils, the inability to operate septic system due to the high water table, and the dangers from flooding in such areas unless the elimination of the wetland area has been provided for by the adoption of a coastal zone management program.
- "c. The construction of buildings and public facilities should be prohibited or controlled on lands immediately adjacent to wetlands by local ordinance to minimize the adverse effects of development on the flora and fauna of the wetlands.
- "d. Filling or draining without careful analysis to determine possible damage should be prohibited or controlled by ordinance to avoid destruction and irreversible damage to the habitat.
- "e. Certain agricultural uses such as the harvesting of peat should be prohibited in wetlands to avoid severe soil damage.
- "f. Site plan review criteria and an evaluation process should be established for all projects on land adjacent to defined wetlands."

Wetlands, of course, can be used. Regional policies encourage positive uses of wetlands which assure viability and protection from destructive forces:

"Wetlands should be conserved by controlling those uses compatible with such environments:

- "a. Limited public access should be facilitated and encouraged for nature study, aesthetic appreciation, outdoor sporting activities, and other compatible recreational uses.
- "b. Crops such as cranberries, wild rice, and shellfish, can be permitted to facilitate economic viability of land ownership in areas where such uses do not endanger the habitat of wildlife.
- "c. Forests of water-loving trees should be established for aesthetic reasons and for soil stability.
- "d. Public identification and classification of all wetland areas should be carried out to assure awareness and to facilitate adequate protection of these resource lands."

#### Flood Hazard Areas

The nominations of the two undeveloped sites in Macomb County and the undeveloped portions of the sites in Monroe County are consistent with regional policy. These nominations mandate detailed studies of development proposals in the identified areas.

Previously cited regional policies concerning fragile areas were concerned both with the preservation of these areas and with the protection of residential, commercial, and industrial development from potentially adverse conditions. Regional policies encourage the strict control of the use of land in flood hazard areas by ordinance and review procedures:

"Flood damages within floodplains should be reduced and minimized through local regulations or other non-structural measures:

- "a. Prohibit construction of buildings and facilities subject to water damage in the 100-year floodplain.
- "b. Require floodproofing measures on such buildings presently in the floodplain.
- "c. Recommend that flood insurance be obtained for all facilities presently in the floodplain under the national flood insurance program.
- "d. Require construction plan approval for piers and jetties to provide less deflection of flow.
- "e. Adopt measures which reduce property taxes on floodplain lands dedicated as open space by private owners.
- "f. Adopt ordinances which will insure minimal potential losses and damages due to flood waters.
- "g. Institute financial controls which prevent loans and mortgages from being issued for construction, unless installation of flood protection measures are required.
- "h. Adopt ordinances to protect and conserve vegetation in floodplains.
- "i. Require bridges that span floodways be constructed so the supporting structures do not materially impede or alter the flow, nor allow debris to form an impoundment.
- "j. Establish programs for tree and shrub planting in floodplains to prevent erosion."

The remaining nominations of areas as flood hazard areas of particular concern also are consistent with regional policy. The implementation of the proposed management actions would protect existing development from flood damage or would otherwise promote the maintenance of the identified areas.

Regional policies which encourage maintaining existing residential, commercial, and industrial areas were previously enumerated. The

viability of existing major developments in the region's flood hazard areas along the Great Lakes' shoreline only can be maintained if these areas are permanently protected from damage due to high water levels.

#### Coastal Lakes, River Mouths and Bays

The nominations of water bodies as river mouths or bays of particular concern do not conflict with adopted regional policies. Actions are recommended in these areas which would insure that the resources social and ecological values are maintained for future generations.

The direction for policies dealing with the region's water resources was established with the adoption of the previously cited Goals for the 1990 Land Use Policy Plan set forth below:

"To maintain an ecological balance between human activities and the surrounding environment, as well as to guide area development in such a way as to avoid overuse and unnecessary depletion and distortion of the region's natural resources and life form. Scarce or unique environmental features and natural resources are vulnerable to extinction in the face of urban development. Although the need for urban development is unquestionable, its locational requirements, the pattern of development, the timing and the staging need to be carefully planned so that the impact on people and the environment is positive and equitable."

The policies adopted concerning the water bodies in Southeast Michigan suggest an approach to be followed in protecting, managing, and encouraging the proper use of these resources. Regional policies are especially relevant in the mouths of streams tributary to the

Great Lakes and in the bays of these water bodies where an intense competition among incompatible uses and users usually occurs.

- "1. Water bodies should be kept clean and maintained at adequate volumes.
  - "a. Water from municipal sewer systems should undergo at least secondary sewage treatment prior to entering surface water bodies.
  - "b. Implementation of the present and future regional sewer and solid waste plans should be pursued and completed where such action would prevent pollution of surface water bodies.
  - "c. Tile fields and septic tank systems should be set back from the water's edge far enough to meet state and local health standards.
  - "d. Shoreland and slope vegetation should be maintained or planted to avoid erosion and sediment pollution.
  - "e. Industrial wastes should be treated to remove heavy metals prior to being added to surface water bodies.
  - "f. Agricultural runoff should be channeled through settling ponds before entering surface water bodies.
  - "g. Surface runoff settling ponds should be provided on the site of all developments where more than 20 percent of the natural surface is made impermeable to flowing water and no local storm sewers are provided.
  - "h. The primary water source inflow should not be blocked or dammed where such action would lower the level of flow of the water body.
- "2. Water bodies should be protected from being filled by waste, from being drained unnecessarily, and from being diverted into unnatural channels.



- "a. Enforcement of the following laws on land fill operations should be maintained and tightened by state as well as local governments.
  - "b. Additional water withdrawal by pump or gravity drainage is discouraged except where a reasonable replenishment can be ensured, or a temporary drawing down is essential for cleaning or dredging.
  - "c. Flowing water courses should not be altered or moved into new channels when alternate means of controlling flooding are available.
- "3. Water bodies should be available and suitable for public and private recreational enjoyment:
- "a. Water quality standards as stated in the Michigan Water Resources Commission rules must be met or exceeded.
  - "b. Public access should be provided at least once on each inland lake and every twenty miles (32 kilometers) or less along rivers and the Great Lakes, although accessibility must be related to the size and the degree of sensitivity of water bodies so as to minimize the potential degradation of this fragile resource.
  - "c. Public and private marinas may be permitted where compatible with the environment.
  - "d. Fish stocking and breeding programs should be encouraged where public fishing is allowed.
  - "e. The legal rights of the public to use flowing water bodies must be protected."

#### Mineral Resource Areas

The nominations of the Ottawa Silica Company mine and Point Hennepin as mineral resource areas of particular concern do not conflict with regional policies in general. Specific regional policies concerning extractive land uses have not been adopted.

The sites are important elements of the state's mineral resource base in the coastal zone which are considered to be of particular

concern by the state. The nominations, in addressing both the need to develop this resource and the need to preserve the integrity of coastal systems are consistent with state concerns.

#### Industrial Areas

The nominations of the Frenchtown Township site and the site in Luna Pier as industrial areas of particular concern are consistent with regional policy. These areas should be enhanced for future industrial development.

Previously cited policies encourage the maintenance of existing industrial areas in the region. Adopted policies also encourage a concentration of development in existing areas as opposed to scattered development in undeveloped or partially developed areas:

"Activity center development should take place in existing minor core areas to provide additional service functions."

The nomination of the lands adjacent to the mouths of the Raisin River and Plum Creek in Monroe and Frenchtown Townships and the City of Monroe also is consistent with regional policy. This area should be enhanced for future industrial development, and a study should be performed that supports environmentally sound development of the area.

Available information indicates that a portion of this area may be particularly well suited for industrial users, especially those who require a waterfront location. Available information, however, also

indicates that portions of the area have high ecological value and/or have a high recreation potential:

- (1) The wetlands east of the Ford Plant are currently being studied by the DNR for possible designation as an environmental area in accordance with the provisions of the Shorelands Protection and Management Act of 1970. (In its Recreation Systems Plan the City of Monroe suggests that the fish and wildlife habitat of this area should be protected.);
- (2) Smiths Island in Plum Creek is a habitat site used by the black crowned night heron, a species identified as rare by the DNR. (The Monroe Recreation Systems Plan also suggests that this area should be managed and protected for fish and wildlife use,); and
- (3) Plum Creek Bay has been identified as a highly productive ecosystem by the U.S. Fish and Wildlife Service;
- (4) The BOR has suggested that a public access/greenbelt should be provided around the area between the Raisin River and Plum Creek to be developed as an industrial park. (The Monroe Recreation Systems Plan calls for the establishment of an urban fishing facility in a portion of this area.); and
- (5) The fly ash basin south of Plum Creek ultimately is expected to be used as a recreation area.

Previously cited regional policies recognize and address the

importance of maintaining and enhancing industrial, ecological, and recreational values in Southeast Michigan. The formulation and maintenance of an industrial use pattern which does not sacrifice one or two of these values for the third in an area where all three attributes exist is a formidable task, but is not an impossible one.

### Islands

The nine nominations of island areas of particular concern are consistent with adopted regional policies. The islands nominated are intensively used by fish and wildlife, and actions which ensure that the habitats remain natural in character should be supported.

Previously cited wetland policies address the need to preserve these areas and to minimize environmental contamination and the destruction of these fragile resources. Furthermore, three policies have been adopted which stress the importance of identifying and protecting natural habitat areas in Southeast Michigan:

- "1. Search out, recognize, and make note of small areas of natural growth providing wildlife habitat on their property.
- "2. Encourage personal or corporate land and vegetation management policies and practices which will allow these areas to grow and develop naturally by curtailing the cutting of herbs, grasses, shrubs, and trees where possible, and by maintaining site drainage patterns in their present condition.
- "3. Encourage the use of the open space easement provisions under the Farmland and Open Space Preservation Act of 1974 to protect and maintain areas of plant and animal habitats."

## CONCLUSIONS

The nominations of areas of particular concern in Southeast Michigan and their associated management recommendation are preliminary. Additional information must be collected and analyzed as a part of the ongoing process of coastal zone management program development. In particular, additional data must be gathered concerning most recreational facilities along the shoreline administered by local units of government. Furthermore, the results of historical and archeological inventories must be reviewed. Finally, local and regional officials and other interested parties must be provided with additional opportunities to review the results of the areas of particular concern inventory, following the publication of the draft management program.

APPENDIX A

AREAS OF PARTICULAR CONCERN  
IDENTIFICATION CRITERIA

The following criteria were used to tentatively identify specific geographical areas of particular concern:

1. High Risk Erosion Areas

Shoreline tracts designated by the MDNR as high risk erosion areas in accordance with the provisions of the Shorelands Protection and Management Act (Act 245 of 1970, as amended).

2. Flood Hazard Areas

Critical flood hazard areas within flood risk areas (tentatively) designated by the Federal Insurance Administrator having one of the following characteristics:

- a. The area is undeveloped; or
- b. The area has a history of high dollar value damages.

3. Areas of Ecological Importance

- a. Areas designated by (or recently proposed for designation by) the MDNR as environmental areas under the Shorelands Protection and Management Act.
- b. Marshes and other wetland areas exceeding 40 acres (16 hectares) in size of high wildlife or fish value or functioning as a natural water quality and flood control mechanism.
- c. Upland areas of high wildlife value exceeding 40 acres (16 hectares) in size.

4. Natural Areas

Areas of land, water, or both designated by (or recently proposed for designation by) the MDNR in accordance

with the provisions of the Wilderness and Natural Areas Act (Act 241 of 1972, as amended).

5. Parks and Intensive Public Use Areas

Existing and proposed sites for water-oriented recreation administered by Federal, state or regional agencies or units of government.

6. Historic and Archeologic Sites

Sites included (or recently nominated for inclusion) on either the national or state registers.

7. Sand Dune Areas

Sand dune areas will be defined as those geomorphic features composed primarily of unconsolidated sand, whether wind blown or of other origin. Of particular concern will be the following dunes:

- a. Perched sand dunes or other dunes of dramatic relief.
- b. Exhibiting unusual flora or geologic qualities.
- c. Experiencing intensive recreational use.
- d. In a natural state and deserving of protection from consumptive uses including residential development and mining activity.
- e. In need of reclamation due to past removal of sand and/or vegetation.

8. Islands

Islands possessing unique physical or biological characteristics less than 10 acres (4 hectares) in size. (All other islands will be considered large).



9. Coastal Lakes, River Mouths and Bays
- a. Coastal Lakes (directly connected with the Great Lakes by natural or man-made waterways).
- (1) Connected lakes with an established importance as spawning and habitat areas for Great Lakes fish species, or importance to waterfowl and other marsh life.
  - (2) Connected lakes supporting marinas and docking facilities for commercial shipping and recreational boating of a total or partial Great Lakes nature.
  - (3) Connected lakes where changing Great Lakes water level has substantial impact (i.e. increased erosion, flooding, etc.).
- b. River mouths. Because of a need to protect fish and wildlife habitat, the continuance of development pressures and the potential impact of upstream discharge on the Great Lakes, Great Lakes coastal river mouths of major tributary streams should be designated as areas of particular concern. Designation would focus management attention on the actual river mouth and its surroundings and highlight the potential impacts of upstream discharge on the Great Lakes.
- c. Bays
- (1) Bays of high value as fish and wildlife habitat.
  - (2) Bays of heavy recreational use.
  - (3) Bays with a high degree of existing and potentially conflicting uses.

- (4) Bays where water quality has been reduced by over-development and discharge.

10. Urban Areas

Urban areas of particular concern will be defined as those parcels of land which are:

- a. Vacant and adjacent to the Great Lakes or connecting waterways;
- b. Occupied by structures in need of rehabilitation or redevelopment;
- c. Occupied by structures that no longer contribute significantly to the tax base of the community;
- d. Occupied by uses that do not require or are not enhanced by a shore location;

AND located within the boundaries of:

- a. An urbanized area as defined by the Bureau of Census adjacent to the Great Lakes or connecting waterways;
  - (1) Central City of 50,000 or more;
  - (2) Surrounding closely settled territory; (This will include incorporated places of at least 2,500 inhabitants, unincorporated areas provided that each has a closely settled area of 100 housing units or more, or small parcels of land less than one square mile having a population density of 1,000 inhabitants or more per square mile) or
- b. Those central urban areas of 2,500 inhabitants or more incorporated as cities or villages adjacent to the Great Lakes or connecting waterways.

11. Mineral Resource Areas

Active (and proposed future) sites where the following types of minerals are being extracted; natural saline products, gypsum, peat, iron ore, salt, copper, stone, sand, and gravel.

12. Agricultural Areas

Those lands defined as farmlands according to the land eligibility requirements for the Farmland and Open Space Preservation Act (Act 116, P.A. 1970), or portions thereof, falling within the coastal zone boundary:

- a. A farm of 40 or more acres, in one ownership which has been devoted primarily to an agricultural use.
- b. A farm of 5 acres or more in one ownership, but less than 40 acres, devoted primarily to an agricultural use, which has produced a gross annual income from agriculture of \$200 per year or more per acre of cleared and tillable land.
- c. A farm designated by the Department of Agriculture as a specialty farm in one ownership which has produced a gross annual income from an agricultural use of \$2,000 or more.
- d. Parcels of land in one ownership which are not contiguous, but which constitute an integral part of farming operations being conducted on land otherwise qualifying as farm land.

13. Prime Industrial Areas

Vacant, undeveloped or under utilized lands and structures that may be particularly well suited for industrial users,

especially those which require a waterfront location. These areas may offer water transportation opportunities for the movement of raw materials or manufactured products. Also, they may offer the availability of a large and inexpensive water supply. In existing industrial areas, related service areas and utilities and surface transportation facilities may also be in place.

14. Water Transportation Areas

Ports and related facilities associated with waterborne transportation. Docking and mooring areas, storage facilities, ferry routes and landings, shipping channels, and related land and water facilities in the coastal zone may be nominated.

APPENDIX B

DATA SHEETS

URBAN AREA OF PARTICULAR CONCERN

County: Macomb

City or Village: St. Clair Shores

Site location (adjacent roads, physical features): Milner Rd. (between Jefferson Avenue and Lake St. Clair)

Present Ownership: Private

Present Use: Single-family residential with scattered vacant parcels.

Anticipated changes in use or development (within ten year time frame):

According to St. Clair Shores Master Plan (1966) the area is a possible site for expansion of city-wide recreation.

Adjacent Land use(s): Public (city hall, public library, city boat ramps, and municipal pool and parks) to the north; residential (single family) to west and south.

Does present use of this parcel require a waterfront location?

Not applicable.

Is it enhanced by a waterfront location?

Yes, a finger canal extends into the area.

Occupied by structures in need of rehabilitation or redevelopment?

Yes. Many of the existing structures have no foundations, substandard plumbing, and/or are dilapidated.

What would be the best use of this parcel of urban waterfront?

The existing residential units should be brought up to code.

Briefly describe other issues relating to this area:

-- The road has recently been paved and sewers hook-ups have recently been constructed.

Briefly describe management needs:

Funds should be provided to St. Clair Shores to study the area and to evaluate the alternative means of rehabilitating the area. After completion, funds to subsidize rehabilitation should be provided.

Other comments:

URBAN AREA OF PARTICULAR CONCERN

County: Macomb

City or Village: St. Clair Shores

Site location (adjacent roads, physical features): Maple, Beach, and Ten Mile Road (between Jefferson and Lake St. Clair).

Present Ownership: Private

Present Use: Single-family residential with scattered vacant parcels.

Anticipated changes in use or development (within ten year time frame):  
None

Adjacent Land use(s): Residential (single family) to north and south;  
commercial to west.

Does present use of this parcel require a waterfront location?  
Not applicable.

Is it enhanced by a waterfront location?  
Not at the present - the finger canals are presently closed by  
dikes due to high lake levels.

Occupied by structures in need of rehabilitation or redevelopment?  
Yes. Many of the existing structures have no foundations, substandard  
plumbing, and/or are dilapidated.

What would be the best use of this parcel of urban waterfront?  
The existing single family residential units should be brought up  
to code.

Briefly describe other issues relating to this area:

Briefly describe management needs:

Funds should be provided to St. Clair Shores to study the area and  
to evaluate the alternative means of rehabilitating the area. After  
completion, funds to subsidize rehabilitation should be provided.

Other comments:

URBAN AREA OF PARTICULAR CONCERN

County: Macomb  
City or Village: Harrison  
Site location (adjacent roads, physical features): East of Vandy; south of Metropolitan Pkwy; west, south, and east of Grover; west of Thornwood; north of Jefferson to Siesta; down to Lake St. Clair. Creek running through land area.  
Present Ownership: Levitt Parkway Associates, Inc.  
Present Use: Vacant  
Anticipated changes in use or development (within ten year time frame): Area is divided into three zoning districts; low rise (3 stories) multiple family residential (130 acres); high rise (greater than 3 stories) multiple family residential (42 acres); business (44 acres). See sketch  
Adjacent Land use(s): Vacant, residential (single family) and commercial (restaurant) on west; residential (single-family) and public on east; vacant and residential (single-family) on north; residential (single-family) on south.

Is it enhanced by a waterfront location?

Yes, the value of the property is enhanced by the waterfront location.

What would be the best use of this parcel of urban waterfront?

Best use of this parcel would be a combination of a multiple family residential/commercial complex located north of Jefferson Ave. with a possibly a public recreation area between Jefferson Avenue and Lake St. Clair.

Briefly describe other issues relating to this area:

- Highly prized site for high rise apartment/town house complex including commercial area.
- Total cash value of approximately 221 acres (89) hectares) is \$3,779,437 or approximately \$17,070/acre.
- The area south of Jefferson is potentially a significant recreation resource.

Briefly describe management needs:

- A study by Harrison Township should be performed concerning the effects of development upon the demand for public services, especially recreation, and upon the ability of the local community to supply the levels of services demanded.

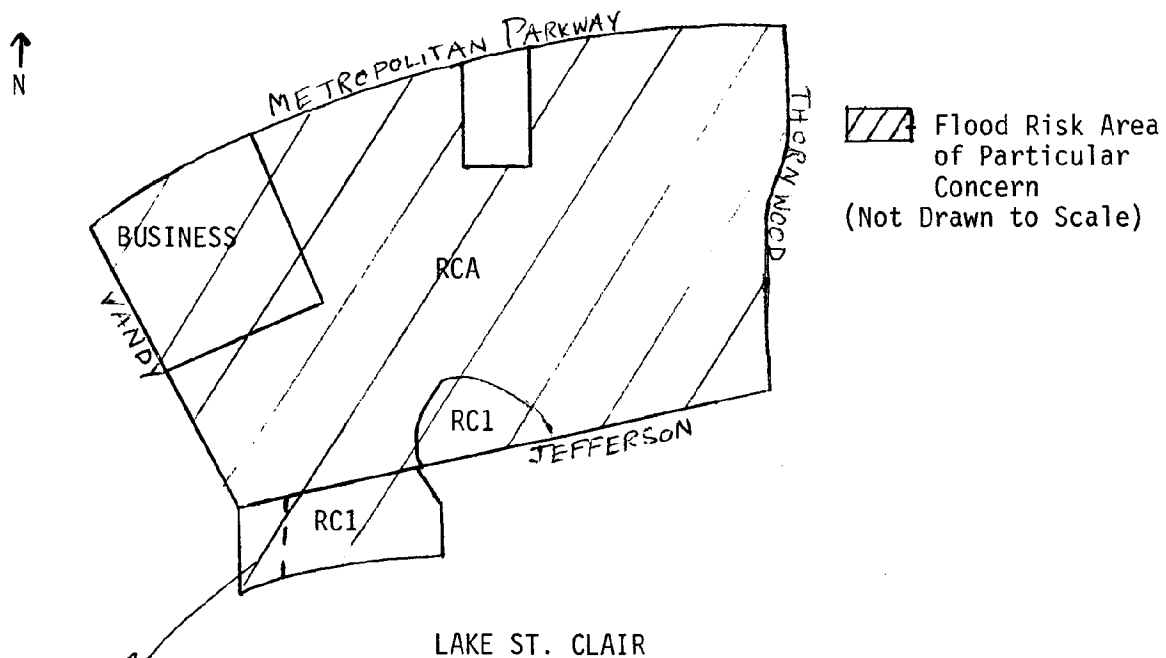
Other comments:

See sketch.

Prepared by: SEMCOG 8/76



# URBAN AREA - PARKWAY ON THE LAKE SITE



\* 4.62 acres of the original parcel was recently sold to adjacent restaurant for parking facilities

## ZONING:

## ACREAGE:

Business	43.53
RCA - Multiple Family Residential Low Rise (3 stories)	130.44
RC1 (Lakefront) - Multiple Family Residential High Rise (more than 4 stories)	13.09
RC1 - Multiple Family Residential High Rise (More than 4 stories)	29.94
	<u>221.41</u>

TOTAL (including proposed road areas)

URBAN AREA OF PARTICULAR CONCERN

County: Macomb  
City or Village: Harrison Township  
Site location (adjacent roads, physical features): South of Jefferson, between  
Campau Lane and Crocker Blvd. - plus 18.83 acres (7.6 hectares) of  
submerged land.  
Present Ownership: Thomas Welch  
Present Use: Vacant  
Anticipated changes in use or development (within ten year time frame):  
The parcel is zoned water front marina; portion of the submerged lands  
are filled to create a harbor.  
Adjacent Land use(s): Commercial (restaurant) to west, vacant to north;  
commercial (fishing pier and boat launching camp) to east.

Is it enhanced by a waterfront location?

Yes, the value of the land is enhanced by the waterfront location.

What would be the best use of this parcel of urban waterfront?

This parcel should be used by a facility requiring a waterfront location  
(e.g. marina),

Briefly describe other issues relating to this area:

- There is a 50-year lease (from 1967) with MDNR for submerged land (as provided under Act 247, P.A. 1955, as amended).
- It is one of the remaining vacant parcels along shoreline in Macomb County.

Briefly describe management needs:

- Actions should be supported which encourage the intensive use of this area.

Other comments:

URBAN AREA OF PARTICULAR CONCERN

County: Wayne County  
City or Village: \_\_\_\_\_  
Site location (adjacent roads, physical features): The entire 37.6 miles of urbanized shoreline comprising Wayne County, plus all islands in the Detroit River  
Present Ownership: Mixed  
Present Use: Mixed  
Anticipated changes in use or development (within ten year time frame): The re-use of existing land uses to accommodate new urban demands due to the lack of vacant land and technological changes.  
Adjacent Land use(s): Industrial, residential, commercial and recreational.

Does present use of this parcel require a waterfront location? **Yes**

Is it enhanced by a waterfront location? **Yes**

Occupied by structures in need of rehabilitation or redevelopment? **N/A**

What would be the best use of this parcel of urban waterfront?  
**Industrial, commercial, recreational and residential.**

Briefly describe other issues relating to this area:  
**The mix of uses needs to be maintained in balance with one another. There is approximately only one square mile of vacant land remaining on Wayne County waterfront. Technology will change some uses and demands.**

Briefly describe management needs:  
**Coordinated local planning effort, supported by county, regional state inputs.**

Other comments:

PRELIMINARY NOMINATION

**URBAN AREA OF PARTICULAR CONCERN**

County: Wayne  
City or Village: Detroit  
Site location (adjacent roads, physical features): Cobo Hall to Zug Island -  
(south of West Jefferson)  
Present Ownership: Mixed  
Present Use: Mixed - Rail yards, industrial, commercial, public, and port  
Anticipated changes in use or development (within ten year time frame):  
May be technological changes in industrial uses. City is attempting  
to expand park facilities in area.  
Adjacent Land use(s): Residential - commercial - industrial

Does present use of this parcel require a waterfront location?

A portion of present uses require water locations and access.  
Most critical are deep water port terminal (HARBOR TERMINAL)  
and power generation plants.

Is it enhanced by a waterfront location?      Yes

Occupied by structures in need of rehabilitation or redevelopment?  
Some structures will require actions such as these.

What would be the best use of this parcel of urban waterfront?

Water oriented industry and deep water port facilities

Water oriented Recreation

"      "

Commercial activities

Area near Ambassador Bridge should be attractive entrance to U.S.

Area west of Cobo Hall a desirable apartment location.

Briefly describe other issues relating to this area:

Area is characterized by aging industrial development including rail yards. Many of the present users have no need for water access, but are remaining because of past investments in facilities. Jobs they provide are also important to economy. If they have to relocate they may well leave city-county or region.

Briefly describe management needs:

1. Purchase and relocation of industries not critical to river, using matching funds.
2. Conservation and rehab of area (clean-up area-beautification)
3. Increase public accessibility to water (parks-fishing-visual)
4. Additional user surveys and information may be required.

Other comments:

Air quality has improved in the area. Total use situation is very complex.

## URBAN AREA OF PARTICULAR CONCERN

County: Monroe

City or Village: City of Luna Pier

Site location (adjacent roads, physical features): Allen Cove Road on the north, I-75 on the west, LaPointe Drain on the south, and Lake Erie on the east.

Present Ownership: Private and public

Present Use: Urban Community

Anticipated changes in use or development (within ten year time frame): Sewer and water are in ground now, so there could be more development to vacant areas of city as described above.

Adjacent Land use(s): Vacant and marsh to north, agriculture to west, vacant and industrial (Consumers Power) to south.

Does present use of this parcel require a waterfront location?

Not necessarily, but people will build as close to water as they can where water is present.

Is it enhanced by a waterfront location?

Yes.

Occupied by structures in need of rehabilitation or redevelopment?

The City of Luna Pier has many structures in need of rehabilitation as it has been annually inundated by water for many years. Temporary diking has been erected but that also is in need of repair.

What would be the best use of this parcel of urban waterfront?

Housing and Recreation

Briefly describe other issues relating to this area:

In recent years both water and sewer have been installed in the area along with its own sewage treatment plant. A Federal Housing Project is currently under construction and should be nearing completion. The Army Corps of Engineers have studied the area extensively and are soon to publish a report as to what measures should be taken for this area.

Briefly describe management needs:

1. To provide necessary flood protection
2. To conserve open space where available
3. To bring into public ownership areas lacking sewer and water

Other comments:

Prepared by:  
Monroe County Coastal Zone  
Taskforce  
1410 East First Street  
Monroe, Michigan 48161

## URBAN AREA OF PARTICULAR CONCERN

County: Monroe

City or Village: South of City of Monroe (Monroe Township Beach Area)

Site location (adjacent roads, physical features): On north by LaPlaisance Creek, south by Woodchuck Creek, west by I-75, and east by Lake Erie.

Present Ownership: Private

Present Use: Primarily residential

Anticipated changes in use or development (within ten year time frame): Expansion of residential area with completion of water and sewer lines.

Adjacent Land use(s): Industrial to the north, agricultural to west, vacant with some residential to south.

Does present use of this parcel require a waterfront location?

Not necessarily, but people will build as close to water as they can where water is present.

Is it enhanced by a waterfront location?

Yes.

Occupied by structures in need of rehabilitation or redevelopment?

Yes. Recent, flooding and high water levels have done extensive property and structural damage to the area. Temporary diking has been constructed, but even these are in need of repair.

What would be the best use of this parcel of urban waterfront?

For Housing and Recreation.

Briefly describe other issues relating to this area:

Water is in the area now and sewers are presently under construction. The Bolles Harbor/Avalon Beach area is too heavily developed to try a relocation program. Lake Erie's water levels will probably remain high for some time, and wave action from high winds from the NE, E, SE have done extensive damage to the temporary diking.

Briefly describe management needs:

1. To provide necessary flood protection
2. To conserve open space where available
3. To bring into public ownership areas lacking sewer and water.

Other comments:

Prepared by:  
Monroe County Coastal Zone  
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1410 East First Street  
Monroe, Michigan 48161

## URBAN AREA OF PARTICULAR CONCERN

County: Monroe

City or Village: NE of City of Monroe (Frenchtown Beach Area)

Site location (adjacent roads, physical features): N. Dixie Highway and Point Aux Peaux Roads on north, Sandy Creek on west, and Lake Erie on east and south.

Present Ownership: Private

Present Use: Primarily residential

Anticipated changes in use or development (within ten year time frame): Some residential development due to water and sewer lines.

Adjacent Land use(s): Recreation to southwest, agricultural to north.

Does present use of this parcel require a waterfront location?

Not necessarily, but people will build as close to water as they can where water is present.

Is it enhanced by a waterfront location?

Yes.

Occupied by structures in need of rehabilitation or redevelopment?

Yes. High water and flooding in recent years has done extensive damage to dwelling units and other structures.

What would be the best use of this parcel of urban waterfront?

For Housing and Recreation.

Briefly describe other issues relating to this area:

This area of Frenchtown is the heaviest populated area of the Township. A mixture of permanent and temporary diking existing along most of the shoreline with the exception of the area between Stony Creek and Stony Point Peninsula. Water lines are already in the area and sewer line construction is underway.

Briefly describe management needs:

1. To provide necessary flood protection
2. To conserve open space where available
3. To bring into public ownership areas lacking sewer and water.

Other comments:

Prepared by:  
Monroe County Coastal Zone  
Taskforce  
1410 East First Street  
Monroe, Michigan 48161

URBAN AREA OF PARTICULAR CONCERN

County: St. Clair

City or Village: Clay Township

Site location (adjacent roads, physical features): A strip of land, 400 feet wide, paralleling the canal north of Flamingo Rd. and extending west from M-29 (Dyke Rd.) to the canal paralleling Anchor Bay Drive. (Map Attached)

Present Ownership: Private Ownership

Present Use: Vacant; spoil area from past development within the area

Anticipated changes in use or development (within ten year time frame): \_\_\_\_\_

Development of a 500 unit multiple-family residential complex

Adjacent Land use(s): Single-family residential and commercial uses fronting M-29 (Dyke Rd.)

Does present use of this parcel require a waterfront location?  
Not applicable since the subject property is vacant.

Is it enhanced by a waterfront location?  
Not applicable since the subject property is vacant.

Occupied by structures in need of rehabilitation or redevelopment?

No

What would be the best use of this parcel of urban waterfront?

Housing (multiple-family). Given the present and foreseeable state of local government financing, included in this best use recommendation is an attempt to balance the distribution of land use type within the Township in order to obtain a tax base which is equitable and not a burden on any one element of land use.

Issues relating to this area: Public water is available and sewer are presently under construction. The development borders the St. John's Marsh. The proposed development is a benefit to the local community as well as the County. Since the property is a spoil area it should be separated from the remaining marsh area which the State plans to purchase. If lost to development, State should reimburse Township fully for potential

Briefly describe management needs: lost revenues.

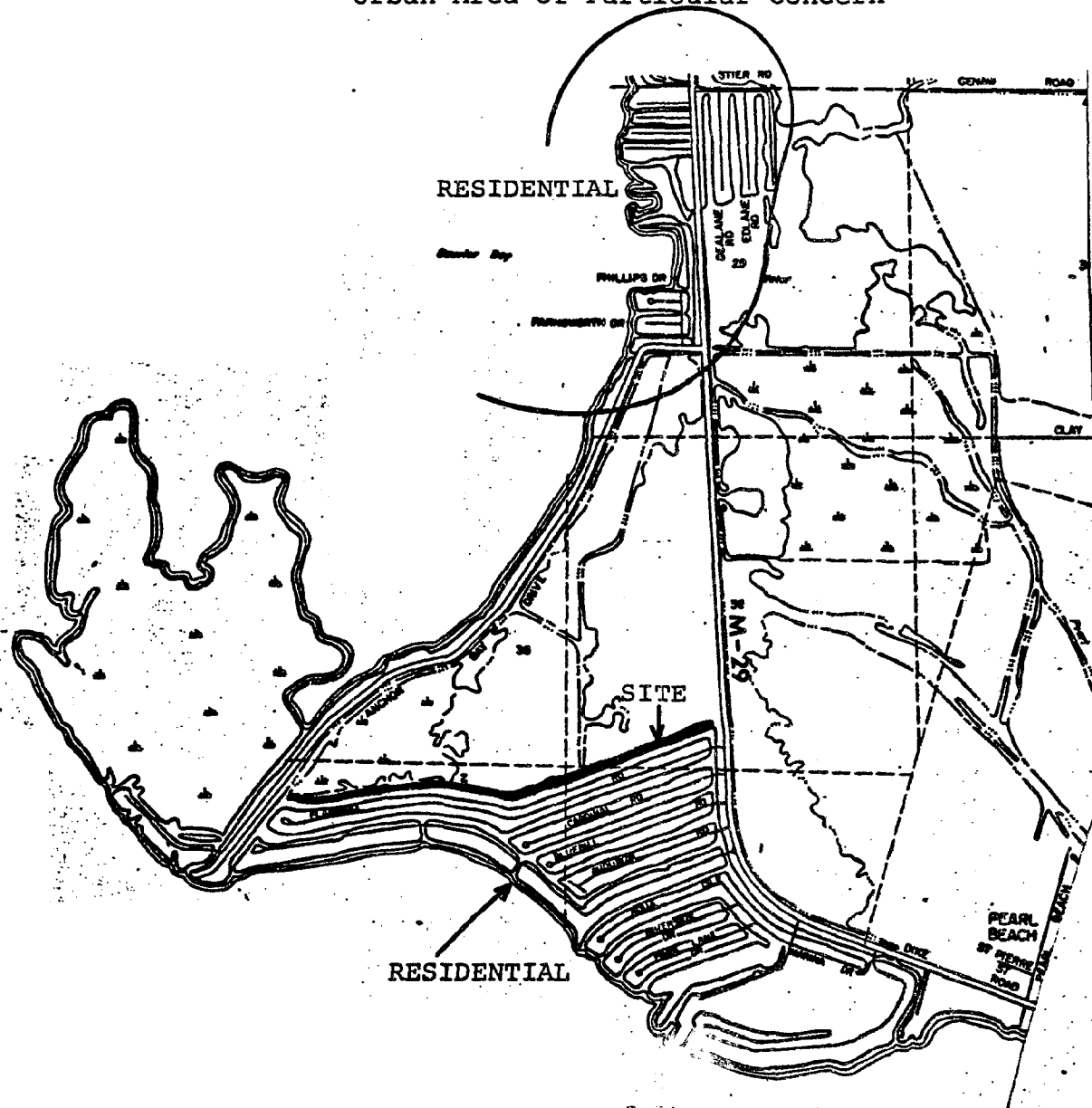
- a) provide necessary flood protection engineering.
- b) careful engineering and site planning that recognizes the special topographic and subsurface characteristics of the land.
- c) careful engineering and control of dredging operations for boat wells and site preparation to minimize impact on environment.

Other Comments: Development is consistent with local plans and recognizes that this development will not in any way lead to destruction of any unspoiled marsh land. (See Appendix C.)

Prepared by: SCCMPC



# Urban Area of Particular Concern



## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Harley Ensign Memorial Access Site  
County: Macomb  
Township: Harrison  
City or Village: \_\_\_\_\_  
Town, range and section: T.2N.-R.14E.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): At eastern terminus of South River Road, south of the mouth of the Clinton River.

Present Ownership: Michigan Department of Natural Resources  
Recreational Use or potential (picnicking, camping, hiking, etc): boating, shore fishing, picnicking.

Anticipated changes or increases in use or development (within ten year time frame): Completion of filling of spoil area within a year (by 5/77), increase in parking facilities and construction of rest room facilities.  
Surrounding land-use(s): Commercial (marina) west and north.

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

The area is 20 acres ( 8 hectares) in size. There is a boat launching ramp and a parking lot for 75 cars and 175 cars with trailers. There is also a MDNR-Lake St. Clair, Great Lakes Fisheries Station. A daily entrance fee of \$.75 per car and \$1.50 per car with trailer is charged. No seasonal pass is available.

Briefly describe issues relating to the area:

There is some portion of the spoil area still to be filled in.

Briefly describe management needs:

- Potential adverse effects of proposed resource uses on this area should be minimized.
- A study should be performed of alternative methods of reimbursing the Township and/or County for the road maintenance, fire and police protection and other costs directly resulting from the facility's operation.

Other Comments:

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Metro Beach Metropark  
County: Macomb  
Township: Harrison  
City or Village: \_\_\_\_\_  
Town, range and section: T.2N-R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): East of Cherry Lane; south and west of Black Creek.

Present Ownership: Huron-Clinton Metropolitan Authority

Recreational Use or potential (picnicking, camping, hiking, etc):

Swimming, picnicking, boating, water-skiing, nature study, bicycling, fishing, golfing, field games.

Anticipated changes or increases in use or development (within ten year time frame):

There are no plans within the next ten years to make any major changes to the existing facilities.

Surrounding land-use(s): Residential (single family) and vacant on east;

vacant on north; residential (single family), vacant, and commercial (restaurants) on west.

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

Metro Beach is 535 acres (217 hectares) in size with approximately 9,600 feet (2,926 metres) of shoreline. Facilities include 6,000 parking spaces, 55 acres (22 hectares) of sand beach, a bath house with showers, beach shop, tot lot, dance pavilion, roller skating rink, golf course, nature trails, soft ball diamond, shuffleboard courts, tennis courts, basket ball courts, horseshoe pits, marinas, boat launching sites, playground, and swimming and diving pools. Eighty-six acres are wetlands. One hundred thirty acres (including the wetlands) are used for nature interpretive tours. There is a daily entrance fee of \$1.00 or a seasonal pass for \$5.00.

Briefly describe issues relating to the area:

- Metro Beach is an important recreational facility in Southeast Michigan and provides a high quality recreation experience.
- HCMA is interested in acquiring additional property in the area. At the present time, however, funds are not available.

Briefly describe management needs:

- Potential adverse effects of proposed resource uses on this area should be minimized.
- The facility should be expanded.

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Ecorse Memorial Park

County: Wayne

Township: \_\_\_\_\_

City or Village: City of Ecorse

Town, range and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Intersection of W. Jefferson and Southfield

Present Ownership: City of Ecorse

Recreational Use or potential (picnicking, camping, hiking, etc): \_\_\_\_\_

Passive - dramatic view of industrial complex - plus fishing

Anticipated changes or increases in use or development (within ten year time frame):  
None

Surrounding land-use(s): Industrial and commercial

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

1. View of River from Jefferson by car.
2. View of industry from park.
3. Contains 2.2 acres and 1,450 ft. of shoreline.

Has the area, or should the area be identified for acquisition and development as a recreation area?

Briefly describe issues relating to the area:

One of the few access points on River visible by car. Should be maintained for broader use than city park. Excellent opportunity to relate recreation and industry.

Briefly describe management needs:

Maintenance and law enforcement. Additional parking.

Other Comments:

Prepared by:  
Maurice Roach, Assistant Director  
Wayne County Planning Commission

PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Elizabeth Park

County: Wayne

Township: \_\_\_\_\_

City or Village: Trenton

Town, range and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Intersection of W. Jefferson and County Bridge to Grosse Ile

Present Ownership: Wayne County Road Commission

Recreational Use or potential (picnicking, camping, hiking, etc): \_\_\_\_\_

Picknicking, and boating

Anticipated changes or increases in use or development (within ten year time frame): \_\_\_\_\_

Surrounding land-use(s): Residential, commercial, and industrial

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

1. Surrounded by water on three sides.
2. Good visual access to water.
3. Boating access - day use ramps.
4. Picnic and active play areas.
5. Contains 166 acres and 3,500 ft. of shoreline.

Has the area, or should the area be identified for acquisition and development as a recreation area?

Briefly describe issues relating to the area:

This park is the largest developed park on lower Detroit River. Serves all Downriver communities. It should be maintained for all residents of the County.

Briefly describe management needs:

Funds for maintenance and law enforcement.

Other Comments:

Prepared by:

Maurice Roach, Assistant Director  
Wayne County Planning Commission

PARKS AND INTENSIVE PUBLIC USE AREAS

NAME: Belle Isle

COUNTY: Wayne

CITY OR VILLAGE: Detroit

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Located in upper Detroit River

Present ownership: City of Detroit

Recreational Use or Potential (picnicking, camping, hiking, etc.): Public bathing, beach, private yacht and boat clubs, a band shelter for concerts, ballfields, picnic areas, fishing sites, a golf course, green house, aquarium, zoo and children's museum.

Anticipated changes or increases in use or development (within ten year time frame): General improvements including road resurfacing, land drainage, better parking facilities, street lighting and walk ways, planting of trees and scrubs. Also planned are a nature center, beach improvements, construction of new fishing piers, stocking of fish in the waters, construction of handball and basketball courts, and restoration of the Casino.

Surrounding land-use(s): Water-related uses in Detroit River.

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

982 acres in land size plus approximately 1,000 acres of surrounding water, and 34,200 feet of shoreline.

The eastern end of the island is forested and fauna such as deer inhabit this area. A series of canals permeate the island and are used by boaters. Besides beach areas, along the shores, there are docks, seawalls, and lagoons that have been constructed. Facilities provided for picnicking, active and passive recreation and entertainment.

Has the area, or should the area be identified for acquisition and development as a recreation area?

Yes. Island has been in public ownership for many years.

Briefly describe issues relating to the area: Belle Isle is the largest developed park in the Detroit River and serves many communities. It should be maintained and enhanced.

Describe Management needs: User surveys, identification of historic resources, traffic and parking studies, inventory of facilities, other.

Prepared by:  
Detroit Planning Department

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Sterling State Park

County: Monroe

Township: Frenchtown

City or Village: City of Monroe

Town, range and section: T6 and 7S, R9E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): City of Monroe Corporation Line, to south, I-75 to the west, North Dixie Highway and Sandy Creek to the north, and Lake Erie to the East.

Present Ownership: Private and Public.

Recreational Use or potential (picnicking, camping, hiking, etc): Picnicking, camping, golfing, fishing, active and passive recreation types, boating, and informative (biological, botanical-science center to natural areas).

Anticipated changes or increases in use or development (within ten year time frame). State will probably add to development of Sterling State Park.

Surrounding land-use(s): Residential and Agricultural to the north, industrial and vacant marsh land to the south, and west.

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

There are presently two (2) 19 hole golf courses bordering its western half. Sterling State Park which is presently part developed part undeveloped and contains between 800-1000 acres of land. More than 50 percent of their holdings are water though.

Has the area, or should the area be identified for acquisition and development as a recreation area?

By both Frenchtown Township and Monroe County Master Plans.

Briefly describe issues relating to the area:

This area has the largest park in one ownership (State) and at present time is only partially developed. Two (2) 18 hole golf courses are in close proximity to the State park and except for a subdivision and some agricultural lands, is predominantly recreation oriented.

Briefly describe management needs:

1. To develop existing or future recreation areas to their fullest level, and to acquire and develop those areas that are potential ones.

Prepared by:  
Monroe County Coastal Zone  
Taskforce  
1410 East First Street  
Monroe, Michigan 48101

Other Comments:

PARKS AND INTENSIVE PUBLIC USE AREAS

Name: St. Clair Flats Wildlife Area  
County: St. Clair  
Township: Clay  
City or Village: \_\_\_\_\_  
Town, range and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Mouth of St. Clair River and Lake St. Clair

Present Ownership: State of Michigan and private  
Recreational Use or potential (picnicking, camping, hiking, etc): hunting, fishing, boating and wildlife refuge.

Anticipated changes or increases in use or development (within ten year time frame): Improvement and expansion of those facilities supporting fishing and boating.

Surrounding land-use(s): Scattered commercial uses and seasonal and permanent dwellings.

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

See reverse side.

Has the area, or should the area be identified for acquisition and development as a recreation area? Identified as such by Department of Natural Resources County General Development Plan also recognizes the recreational potential of this area.

Briefly describe issues relating to the area:

See reverse side.

Briefly describe management needs:

See reverse side.

Other Comments:



Possibly the largest freshwater river delta in the world has formed out of silt and fine sand deposited by the St. Clair River at its mouth. The delta is approximately 90 square miles in total extent, of which roughly 30 square miles lies on the American side of the international border marked by the South Channel of the St. Clair River. Known as the "St. Clair Flats" this portion of the delta includes three main islands: Harsen's, Russel and Dickinson. The area is primarily submerged land or marshland with patches of higher ground, proportions of each depending on the variable water level of Lake St. Clair. The marshland and associated plant and animal life is prime habitat for fish and water birds; two-thirds of the area is presently held for this purpose by the State of Michigan as public recreational hunting and fishing grounds and wildlife refuge areas.

Water access makes the islands attractive for cottages and summer homes; year-round occupancy has increased to 22 percent of the 1,553 dwellings on the islands (1970 Census). In the marshy areas, the effective water frontage can be increased and the land level raised for home sites by digging canals and filling between them. These home sites in such areas are highly desirable for persons who live there, provided canal waters remain clean and flooding is avoided. If negative effects on the remaining natural areas can be avoided, additional development of the marshlands on the islands and the adjacent mainland will nonetheless result in a loss of prime natural area. Weighing the long-range costs and benefits of land use alternatives for this area, and arriving at a balanced and acceptable development plan is a difficult task that must be dealt with.

#### Issues:

- a) reduction of use conflict between hunters, fishermen, boaters, naturalists and home owners who utilize this area.
- b) re-use of disposal area on Dickinson Island.
- c) equitable compensation to local government for support services.

#### Management Needs:

- a) preservation of natural areas
- b) enforcement of zoning, building and health codes to eliminate sub-standard development
- c) increased efforts to provide those facilities to support a range of recreation uses
- d) formulation of a consistent land use policy to reduce management problems because of diverse land ownership, submerged lands and scattered private development

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Algonac State Park  
County: St. Clair  
Township: Clay  
City or Village: \_\_\_\_\_  
Town, range and section: Section 27, T3N, R16E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Located on the St. Clair River approximately one mile north of the City of Algonac; traversed on water's edge by M-29.

Present Ownership: State of Michigan  
Recreational Use or potential (picnicking, camping, hiking, etc): camping, picnicking, hunting, hiking, nature study, fishing and boating.

Anticipated changes or increases in use or development (within ten year time frame):  
Additional camp sites and picnic areas and open game areas; realignment of M-29 to improve access to water  
Surrounding land-use(s): Residential and vacant

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

See reverse side.

Has the area, or should the area be identified for acquisition and development as a recreation area? Identified as such by Department of Natural Resources. County General Development Plan and local plan supports the identification as a recreation area.

Briefly describe issues relating to the area:

- a) improvement of access to St. Clair River by realignment of M-29.
- b) maintenance and improvement of existing facilities.
- c) equitable compensation to local government for support services.

Briefly describe management needs:  
maintenance and improvement of existing facilities

Other Comments:

Algonac State Park (930 Acres) is located on the St. Clair River approximately one mile north of the City of Algonac and within 45 miles from the Detroit Metropolitan Area. The 3,200 lineal feet of river frontage at this facility is a significant natural resource - providing both an interesting and unique view of the river and serving as a major point of public access for fishing and boating activities. Swimming activities, however, are restricted due to sharpe underwater "drop offs" and swift current.

At present, the location of State Highway (M-29) immediately adjacent to the water's edge, severely limits full access and use of the shoreline area. The relocation of this route within the park area will, however, improve this condition to a considerable extent.

The park area contains facilities for camp sites and picnickers. Other uses include hunting, hiking, nature study, archery and trap shooting, and organizational camping.

PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Lakeport State Park, southerly portion  
County: St. Clair  
Township: Burtchville  
City or Village: \_\_\_\_\_  
Town, range and section: T8N, R17E, Section 29

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Traversed by US 25, north of Norman Road and extending westerly from Lake Huron inland to State Road

Present Ownership: State of Michigan  
Recreational Use or potential (picnicking, camping, hiking, etc): picnicking and camping

Anticipated changes or increases in use or development (within ten year time frame):  
None

Surrounding land-use(s): Residential and vacant land

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features): This portion of the park contains approximately 190 acres and provides for picnicking and camping activities. The area is also equipped with swings and play apparatus for children.

Has the area, or should the area be identified for acquisition and development as a recreation area? Identified as such by Department of Natural Resources and supported by County General Development Plan.

Briefly describe issues relating to the area:  
None known at this time.

Briefly describe management needs:

(1) Maintenance of facilities

Other Comments:

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Lakeport State Park, northerly portion  
County: St. Clair  
Township: Burtchville  
City or Village: \_\_\_\_\_  
Town, range and section: T8N, R17E, Sections 17 & 20

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): East side of US 25 north of Burtch Road on Lake Huorn

Present Ownership: State of Michigan

Recreational Use or potential (picnicking, camping, hiking, etc): swimming, hiking, picnicking, and camping.

Anticipated changes or increases in use or development (within ten year time frame): shore erosion protection, sewage and disposal improvements, campground, and beach improvements.

Surrounding land-use(s): single-family residential

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features): This portion of the park contains approximately 370 acres and has beach facilities for swimming. Contained on this site are areas for picnicking and camping activities. The area provides both active and passive recreational facilities.

Has the area, or should the area be identified for acquisition and development as a recreation area? Identified as such by Department of Natural Resources and supported by County General Development Plan.

Briefly describe issues relating to the area: Provision of adequate facilities to accommodate observable increasing park usage.

Briefly describe management needs:

- 1) Shore erosion protection due to increased Lake level
- 2) Increased maintenance of area due to increasing public usage

Other Comments:

PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Pine Grove Park  
County: St. Clair  
Township: \_\_\_\_\_  
City or Village: City of Port Huron  
Town, range and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): East side of Pine Grove Avenue between Lincoln and Prospect Streets; St. Clair River is boundary on the east.

Present Ownership: City of Port Huron

Recreational Use or potential (picnicking, camping, hiking, etc): playground equipment, picnic area, baseball field, horseshoe courts, shuffleboard, observation deck

Anticipated changes or increases in use or development (within ten year time frame): None

Surrounding land-use(s): Residential and commercial use along Pine Grove Avenue

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features): The park contains roughly 14 acres with frontage on the St. Clair River. The site provides a scenic view of the river and a range of facilities for active recreation pursuits.

Has the area, or should the area be identified for acquisition and development as a recreation area? The recreational value of this property is recognized by both City and County Plans. The City considers this site a City-wide recreation area.

Briefly describe issues relating to the area:  
None known at this time.

Briefly describe management needs:  
a) maintenance of existing facilities

Other Comments:

PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Lighthouse Park  
County: St. Clair  
Township: \_\_\_\_\_  
City or Village: City of Port Huron  
Town, range and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): at the end of Garfield Street and adjacent to Lake Huron

Present Ownership: City of Port Huron  
Recreational Use or potential (picnicking, camping, hiking, etc): playground equipment, picnic area and beach area.

Anticipated changes or increases in use or development (within ten year time frame): None

Surrounding land-use(s): Residential and public (i.e. lighthouse operated by U.S. Coast Guard)

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features): Lighthouse Park contains roughly 8 acres and has frontage (450 feet) on Lake Huron. The park contains beach facilities and picnic areas.

Has the area, or should the area be identified for acquisition and development as a recreation area? The recreational value of this property is recognized by both City and County Plans. The City considers this site a City-wide recreation area.

Briefly describe issues relating to the area:  
None known at this time.

Briefly describe management needs:  
a) maintenance of existing facilities  
b) soil erosion measures to maintain existing beach area

Other Comments:

PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Blue Water Bridge Park  
County: St. Clair  
Township: \_\_\_\_\_  
City or Village: City of Port Huron  
Town, range and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Site is immediately north of the Blue Water Bridge on St. Clair River.

Present Ownership: City of Port Huron  
Recreational Use or potential (picnicking, camping, hiking, etc): fishing

Anticipated changes or increases in use or development (within ten year time frame):  
None

Surrounding land-use(s): Residential

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features): This park contains roughly 3 acres with river frontage. The site provides a scenic view of the river and fishing access.

Has the area, or should the area be identified for acquisition and development as a recreation area? The site is recognized by the City as a City-wide recreation area.

Briefly describe issues relating to the area:  
None known at this time.

Briefly describe management needs:  
1) soil erosion measures to insure maintenance of the shoreline.

Other Comments:



## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Lakeside Park  
County: St. Clair  
Township: \_\_\_\_\_  
City or Village: City of Port Huron  
Town, range and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): East side of Gratiot north of Holland Road; Lake Huron eastern boundary.

Present Ownership: City of Port Huron  
Recreational Use or potential (picnicking, camping, hiking, etc): playground equipment, picnic area, tennis courts, swimming

Anticipated changes or increases in use or development (within ten year time frame): Non anticipated

Surrounding land-use(s): Residential

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features): Lakeside Park contains roughly 18 acres and has frontage (650 feet) on Lake Huron. The park contains beach facilities, picnic area, playground equipment and tennis courts.

Has the area, or should the area be identified for acquisition and development as a recreation area? The recreational value of this property is recognized by both City and County Plans. The City considers this site a City-wide recreation area.

Briefly describe issues relating to the area:  
None known at this time.

Briefly describe management needs:  
a) maintenance of existing facilities  
b) soil erosion measures to maintain existing beach area

Other Comments:

Prepared by: SCCMPC

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Selfridge Access Site  
County: Macomb  
Township: Harrison  
City or Village: \_\_\_\_\_  
Town, range and section: T.2N-R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Northeastern corner of Selfridge Air Force Base; south of Hall Road; east of Jefferson; north of canal; west of Anchor Bay.

Present Ownership: Michigan Department of Natural Resources  
Recreational Use or potential (picnicking, camping, hiking, etc): \_\_\_\_\_  
Boat launching, picnicking, shore fishing.

Anticipated changes or increases in use or development (within ten year time frame):  
The following facilities are planned for this area: 30 parking spaces for cars, 125 parking spaces for cars with trailers, flush-type rest room facilities, boat launching ramps, picnic area  
Surrounding land-use(s): Federal air force base to south and west; commercial to north.

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

This area is 12 acres (5 hectares) in size. It has recently (April, 1972) been declared surplus Federal property and was transferred to the State of Michigan under the Legacy of Parks program. The area is desirable for recreational use because of its lakefront property, and its proximity to urban areas.

Briefly describe issues relating to the area:

Should be completed by late season, 1976 or by beginning of 1977 season.

Briefly describe management needs:

- Selfridge Air Field may be declared surplus Federal property and could be transferred to a local public corporation. The portion of this site adjacent to coastal waters could be developed into a recreation area and the remainder of the area could be developed according to a plan prepared for the area by the Township.
- A study should be performed of alternative methods of reimbursing the Township and/or County for costs of providing services to this facility.

Other Comments:

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Lake Erie Metropark  
County: Wayne  
Township: Brownstown  
City or Village: N.A.  
Town, Range and Section: Sec. 12, 13, 23, 24

Easily identifiable boundary features: North of Huron River, South of Sanger Road,  
West of Detroit River, ½ mile east of River Road  
Present Ownership: Private, Huron-Clinton Metropolitan Authority  
Present Use: Scattered residential, vacant investment property with industrial zoning,  
future park lands presently being acquired  
Anticipated changes: Use of 1,200 acre park when completed  
Surrounding land-use: Residential, mineral extraction, extensive recreational use of State  
game area south of Huron River

### Description of Characteristics:

This area is presently in the acquisition stage by HCMA with 90% of the 1,200 acre park acquired as of Aug., 1976. The park will consist of 10,100 lineal feet of lower Detroit River - Lake Erie shoreline of which approximately 2,000 feet are intended for intensive public use access. When developed, facilities will include: swimming area and bathhouse, boat launch and dockage, picnic and open play areas, activities area, shorefishing and Great Lakes marsh with interpretive nature center.

### Briefly describe issues relating to the area:

1. Intensive public use and water access are extremely important in provision of recreational needs of Wayne Counties 2.7 million residents plus the region.
2. Site will provide the only major direct public access to Lake Erie from Wayne County.
3. Major sections of the shoreline and drainage areas are part of the Great Lakes marsh requiring use and preservation in a compatible manner.

### Briefly describe management needs:

Public ownership and management.

Consider additional public acquisition of presently available Detroit River Shoreline north of and adjacent to present park boundary.

### Other Comments:

Critical for park, intensive public use and preservation of open space.

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Toledo Beach Recreation Area

County: Monroe

Township: LaSalle

City or Village: Luna Pier

Town, range and section: T7 and 8S, R8E; Sections 36 T7S, R8E; Section 1, T8S, R8E.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): S. Otter Creek Road on north, I-75 to the west. Allen Cove Road to the south and Lake Erie to the east.

Present Ownership: Public and private.

Recreational Use or potential (picnicking, camping, hiking, etc): Boating and picnic area.

Anticipated changes or increases in use or development (within ten year time frame):

Surrounding land-use(s): Residential to the north and south. Agricultural also to north and to the west.

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

North Cape Yacht Club, Toledo Beach Marina and picnic area. Sandy beach frontage, watery marsh lands.

Has the area, or should the area be identified for acquisition and development as a recreation area?

Both LaSalle Township and Monroe County Master Plans have identified this area for recreational usage.

Briefly describe issues relating to the area: Basically the majority of area is undeveloped and consists of open water areas and marsh land. Development consists of the Toledo Beach Marina and the North Cape Yacht Club.

Briefly describe management needs:

1. To develop existing or future recreation areas to their fullest level, and to acquire and develop those areas that are potential ones.

Other Comments:

72

Prepared by:  
Monroe County Coastal Zone  
Taskforce  
1410 East First Street  
Monroe, Michigan 48101

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: La Plaisance Creek Area  
County: Monroe  
Township: Monroe  
City or Village: 1 mile South of City of Monroe  
Town, range and section: T7S, R9E In Private Claims east of I-75

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): E. Dunbar Road to north, I-75 to the west, LaPlaisance Creek to the south, and Lake Erie to the east.

Present Ownership: State and Private

Recreational Use or potential (picnicking, camping, hiking, etc): Part used as Marina Facilities presently. State is to start development of fishing site boat launching facility in spring.

Anticipated changes or increases in use or development (within ten year time frame). With state project completed more boating opportunities on Lake Erie will be available to county and regional populace; lessen congestion at existing boat launching facilities.  
Surrounding land-use(s): Detroit Edison Fly Ash Pit to north, Marina Facilities in immediate area, and residential development to south (Bolles Harbor/Avalon Beach Subdivisions).

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use:

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

Existing facilities in area are: 1) Ted Hoffman Memorial Park (fishing, boat launching), 2) Monroe Marina (38 slips), 3) Monroe Boat Club (100 slips), and 4) Trouts Yacht Basin (85 slips). LaPlaisance Creek gives easy access to Lake Erie.

Has the area, or should the area be identified for acquisition and development as a recreation area?

Both Monroe Township and Monroe County Master Plans identify this area for recreational use.

Briefly describe issues relating to the area:

This area has long been a Marine Recreation Area as can be noticed by the many Marine's or Boat Clubs. LaPlaisance Creek gives quick access to Lake Erie for

Briefly describe management needs: fishing or pleasure boating.

1. To develop existing or future recreation areas to their fullest level, and to acquire and develop those areas that are potential ones.

Other Comments:

## PARKS AND INTENSIVE PUBLIC USE AREAS

Name: Chrysler Property  
County: St. Clair  
Township: \_\_\_\_\_  
City or Village: City of Marysville  
Town, range and section: T5 & 6N R17E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): River Road south of Huron Boulevard on St. Clair River

Present Ownership: Chrysler Corporation  
Recreational Use or potential (picnicking, camping, hiking, etc): picnicking and boating

Anticipated changes or increases in use or development (within ten year time frame):  
Development of boating access and picnic area.

Surrounding land-use(s): Industrial and public facilities (i.e.) water and sewer treatment plant

If the area is not now an established recreation area, briefly describe the physical characteristics of the area which make it particularly suitable for recreational use: Approximately 3,000 lineal feet of vacant shoreline adjacent to the St. Clair River. Site consists of approximately 23 acres, 80% of which is currently under water.

If the area is an established recreation area, briefly describe characteristics (facilities, size, natural features):

Has the area, or should the area be identified for acquisition and development as a recreation area? City of Marysville is currently planning the acquisition and development of this property.

Briefly describe issues relating to the area:

- 1) finances to acquire and development the property

Briefly describe management needs:

Management Needs:

- a) insure public access and view to the St. Clair River

Other Comments:

PRELIMINARY NOMINATION  
(Revised 8/16/76)

HISTORIC AND ARCHEOLOGIC AREA OF PARTICULAR CONCERN

Name: Fort Wayne  
County: Wayne  
City: Detroit

Site location (adjacent roads, physical features): Site is located south of Jefferson, between Edison Road and Revere Road, and north of the Detroit River.

Present Ownership: The Detroit Historical Commission, which owns 81 acres of the site is presently undertaking the restoration of Ft. Wayne. Ft. Wayne has been identified as one of Detroit's Principal Heritage projects in the joint commemoration of the Nation's Bicentennial and Detroit's 275th anniversary.

The U.S. Army Corps of Engineers currently uses the remaining 15 acres of the site for district operations, administrative offices, and the storage location for seawall construction materials.

Anticipated Changes in ownership, use or development: The Corps of Engineers expects to retain its office and storage site adjoining Fort Wayne. This property would be an attractive addition to the Fort Wayne site if it were to become available at some future date. The Commission plans to expand restoration activities for future public historical, cultural and recreational activities. Their restoration includes demolition of certain buildings, construction of parking facilities, minor modification of the street pattern, and landscaping.

Historic or Archeologic Value: Located on the riverfront, historic Ft. Wayne is one of Detroit's most important and significant links with the past. Ft. Wayne is the third and last fort to be built in Detroit (1841) and the only one left standing at present. It was the only fort to be built by Americans in Detroit.

Ft. Wayne exists virtually intact and has been undergoing restoration since 1949. When the restoration is finished, Ft. Wayne will become Michigan's major military memorial and the structures will be utilized to interpret the story of Detroit and Michigan's military and home front involvement in each of the major military eras.

Briefly describe issues relating to this site:

- Access to Fort is through an older industrial area.
- Underutilization of site potential.
- Funding limitations for restoration work.
- The Corps lacks private access from W. Jefferson to its site on the river. A 24 hour guard is required for federal installations.

briefly describe management needs:

- Survey of visitor usage, present and proposed activities, and their impact on area.
- Surveys of historical resources, vehicular and pedestrian access, circulation and parking facilities.
- Inventory of buildings, artifacts, collections, etc.
- Architectural studies of buildings to be restored.
- Studies of the need for and the cost of demolition buildings and the stabilization of the shoreline.

Prepared by:

Detroit Planning Department



## AGRICULTURAL AREA OF PARTICULAR CONCERN

County: Monroe  
Township: LaSalle  
City or Village: North of Luna Pier  
Town, range, section: T7S, R9E - Old French Claims

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): S. Otter Creek Road on north, I-75 on west, Sulphur Creek on south, and Lake Erie on east.

Present ownership: Private

Present Agricultural Use: Corn and wheat with average yields of 100 bushels per acre and 45 bushels per acre respectively.

Anticipated changes in use or development (within 10 year time frame):

Sewer and water are rumored for this area of LaSalle. If they come, development of area will also.

Surrounding land-use(s): Residential east and south. Agriculture north and west.

### Briefly describe issues relating to this area:

Located in or near LaSalle Townships HUD Floodplain. Should sewer and water come, so will development. The LaSalle and County Master Plans so agricultural and recreations designations for this area respectively.

### Briefly describe management needs:

1. Promote Act 116, P.A. 1970 for all prime agricultural land in CZM area.

### Other comments:

### Prepared by:

Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

## AGRICULTURAL AREA OF PARTICULAR CONCERN

County: Monroe  
Township: LaSalle and Monroe  
City or Village: South of City of Monroe  
Town, range, section: T7S, R9E, Port of Ole French Claims.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): LaPlaisance Road and LaVigne Road on north and east, I-75 on the west, and Otter Creek on the south.

Present ownership: Private  
Present Agricultural Use: Primarily corn and wheat with average hields of 105 and 44 busheld per acre respectively.

Anticipated changes in use or development (within 10 year time frame):  
Water and sewer lines in Monroe Township will increase development to area, LaSalle should stay the same, at least in this area.

Surrounding land-use(s): Residential to east and south, agricultural to the west along with Monroe Rod and Gun Club shooting range.

### Briefly describe issues relating to this area:

The Bolles Harbor/Avalon Beach areas of Monroe Township are sewerred and water. This area could not be kept in agriculture although cash crop yields are high. Should be kept in agriculture as long as possible though.

### Briefly describe management needs:

1. Promote Act 116, P.A. 1970 for all prime agricultural land in CZM area.

### Other comments:

Prepared by:  
Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

## AGRICULTURAL AREA OF PARTICULAR CONCERN

County: Monroe  
Township: Monroe  
City or Village: South of City of Monroe  
Town, range, section: T7S, R9E, In Old Private or French Claims.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): North by east D nbar, southwest by LaPlaisance Road and east by I-75.

Present ownership: Private (Judy Land Company)  
Present Agricultural Use: Corn and wheat with yields on 106 bushels per acre for corn and 44 bushels for wheat.

Anticipated changes in use or development (within 10 year time frame):

Water and sewer lines are in area, could not keep in agricultural use.

Surrounding land-use(s): The site and lands to south are agricultural, north is City of Monroe/with Plumb Creek Marsh, east industrial.

### Briefly describe issues relating to this area:

Presently undeveloped, but with water and sewer lines existing could only keep in agriculture until it could be developed. Agriculture is designated for this area by Monroe Township Master Plan, where the county plan indicates residential development.

### Briefly describe management needs:

1. Promote Act 116, P.A. 1970 for all prime agricultural land in CZM area.

Other comments:

Prepared by:  
Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

## AGRICULTURAL AREA OF PARTICULAR CONCERN

County: Monroe

Township: Frenchtown

City or Village: Southwest of village of Estral Beach.

Town, range, section: T6S, R10E, Sections 17, 18, 19, 20, 30 and 31.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Berlin Township boundary to the north, North Dixie Highway to the west, Brest and Point Aux Peaux Roads to the south and Lake Erie to the east.

Present ownership: Private

Present Agricultural Use: Primarily corn and wheat with yields between 99-124 bushels per acre for corn and 40-50 bushels per acre for wheat.

Anticipated changes in use or development (within 10 year time frame):

Water and sewer lines are in, or a presently going in along the Beach areas. Some development will be seen south of Point Aux Peaux Road. Detroit Edison may expand somewhat  
Surrounding land-use(s): Residential to the south and north, (at Enrico Fermi.  
Industrial (Enrico Fermi) to the east. Agricultural to the west.

### Briefly describe issues relating to this area:

The land is presently in agriculture and acreage yields are rather high (higher than the state). Water and sewer lines will not extend beyond Point Aux Peaux Road. Development is not expected to this area until after the year 2000.

### Briefly describe management needs:

1. To promote Act 116, P.A. 1970 for all prime agricultural land in CZM area.

Other comments:

Prepared by:

Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

## AGRICULTURAL AREA OF PARTICULAR CONCERN

County: Monroe

Township: Berlin

City or Village: Northwest of the Village of Estral Beach

Town, range, section: T5S, R10E, Sections 34 T6S, R10E Sections 3, 4, 5, 8 and 9.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): North Dixie Highway/U.S. Turnpike on the north, Swan Creek on the south, Port Sunlight Road and the Village on Estral Beach on the east.

Present ownership: Private.

Present Agricultural Use: Primarily corn and wheat with yields between 87-115 bushels of corn per acre and 38-50 bushels of wheat per acre.

Anticipated changes in use or development (within 10 year time frame):

Both water and sewer lines are in the area and their could be urban development in Sections 5 and 8 with partial development in Sections 4 and 9.

Surrounding land-use(s): Residential to the east and west. Mostly agricultural to the northwest.

### Briefly describe issues relating to this area:

Cash crops such as corn and wheat yield more per acre in these lands than the state average of 68-81 bushels per acre. The existing sewer and water lines will cause some development to the area but will only extend eastward to Trombley Road and its extension north, and along Swan Creek on the south.

### Briefly describe management needs:

1. Promote Act 116, P.A. 1970 for all prime agricultural land in CZM area.

Other comments:

Prepared by:

Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

## High Risk Erosion Area of Particular Concern

Name (if any): North Shore Sterling State Park  
County: Monroe  
Township: Frenchtown  
City or Village: North of City of Monroe  
Town, range and section: T6S, R9E  
Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): North by Sandy Creek, West by Waterworks Street, south by State Park Road, and east by Lake Erie.

Present ownership: State of Michigan  
Present use: Part of Sterling State Park - undeveloped

Surrounding land-use(s): North is residential as well as to the west, south by industrial development.

### Characteristics:

Vegetation Removed -- tree lined barrier beach has eroded away almost completely over the years.

Narrow Beach -- varies between 50-150 feet from 1964 to widths of 200-300 feet.

Length of Beach -- has shrunk from 2700 feet in 1964 to around 1600 feet in 1975.

Flat beach

Protective Works Present -- None; Lake Erie high water table has caused much marshland to be submerged today. No protective system has been utilized to protect or save these lands.

### Briefly describe the issues relating to this area:

Sterling State Park could develop most of the land it holds on Lake Erie. Camping could expand along with boating. Detroit Beach Marina, due north of site could expand if channel were bettered. Difficult to tell water depth in area for large water craft.

### Briefly describe management needs:

1. Try to protect from further erosion or bring back to original form.

Prepared by:  
Monroe County Coastal Zone  
Taskforce  
1410 East First Street  
Monroe, Michigan 48161

-- Other comments:

High Risk Erosion Area of Particular Concern

Woodtick Peninsula  
Monroe  
Erie  
South of Luna Pier  
T8S, R8E, Sections 14, 23, 25, 26, 35 and 36.  
Boundary features (rivers, streams, roads, political boundaries).  
North by Luna Pier, west by Section lines 14, 23, 26 and 35,  
South by Ohio State Line, east by Lake Erie.  
State of Michigan  
Partial Fly Ash site of Consumers Power and part of Erie State Game  
Area.  
Industrial to north, vacant open water, marsh to the west.

Vegetation Removed -- some of tree barriers are gone, high water has removed much of the marsh land.

Narrowness of beach and peninsula -- varies between 100-400 feet, today 1970 widths of 600-1000 feet.

Key issues relating to this area:

If this peninsula disappears, the Erie State Game Area would be quite susceptible to erosion and extinction.

Management needs:

1. Try to protect from further erosion or bring back to original form.

Prepared by:  
Monroe County Coastal Zone  
Taskforce  
1410 East First Street  
Monroe, Michigan 48160

## AREA OF ECOLOGICAL IMPORTANCE

Name (if any): Vershey Marsh

County: Macomb

Township: Harrison

City or Village: \_\_\_\_\_

Town, range and section: T.2N - R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): South of South River Road; West of Venetian Road; North of Metropolitan Beach Metropark; East of Jefferson until Riverside and Bay Gardens Subdivision; then East of Macomber

Present Ownership: See sketch

Present Use: Vacant; recreation (occasional nature tours sponsored by Huron-Clinton Metropolitan Authority)

Anticipated changes in use or development (within ten year time frame): See sketch.

Surrounding land-use(s): Recreation (Metropolitan Beach Metropark) to the south; residential (single family) to the east; vacant to the west; vacant and residential (single family) to the north.

### Environmental characteristics:

- Spawning and nursery area for northern pike in spring and summer.
- Spawning, feeding, and nursery area for sunfish and bass.
- Nesting, feeding and resting area by dabbling ducks, coots, and marsh birds in spring, summer and fall.
- Migration stopover for waterfowl in spring and fall.
- Feeding, resting, and rearing of young mammals throughout the year.

### Briefly describe issues relating to this area:

- In 1990 Regional Recreational and Open Space Plan for Southeast Michigan, prepared by SEMCOG, this area has been cited for preservation.
- Part of area was donated to Capuchin Fathers, who are now seeking sale of wetland.
- The plan of repayment of sewer bonds already issued by Harrison Township assumes the development of the marsh.
- 22 miles (35 kilometres) from downtown Detroit.

### Briefly describe management needs:

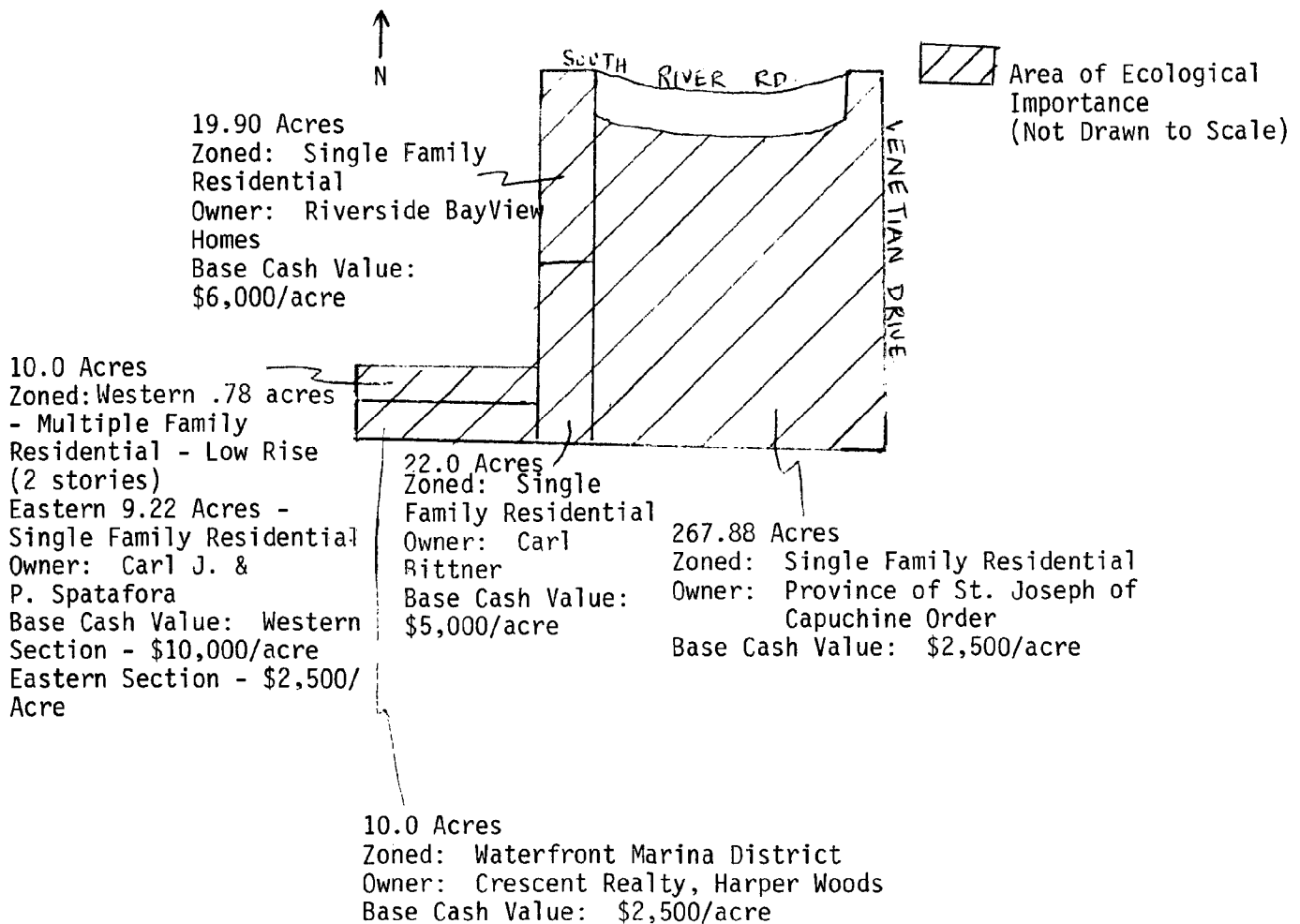
Preservation of the area is preferable. The wetlands should be acquired by a public corporation and used as a nature study area.

### Other comments:



# AREA OF ECOLOGICAL IMPORTANCE

## VERSHEY MARSH AND AREA



## AREA OF ECOLOGICAL IMPORTANCE

Name (if any): Salt River Marsh  
County: Macomb  
Township: Chesterfield  
City or Village: \_\_\_\_\_  
Town, range and section: T.3N.-R.14E.  
Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): East and south of Salt River; west of Hooker; north of Killewald

Present Ownership: L.A. Nicholson and Lottie M. Schmidt, Inc.

Present Use: Vacant

Anticipated changes in use or development (within ten year time frame):  
Zoned for single family residential.

Surrounding land-use(s): Vacant and residential (single family) on west and north;  
residential (single family and multiple family) on east; vacant and public on south.

### Environmental characteristics:

Mammals observed: red fox, cottontail rabbit, muskrat, red squirrel, opossum.

Ducks, geese & swans observed: Canada goose, mallard, black duck, wood duck, canvasback, common and red breasted merganser, greenwing teal, bufflehead, bluebill, redhead, and mute swan.

Marsh birds observed: belted kingfisher, killdeer, red-winged blackbird, grackle, tri-colored blackbird, rusty blackbird, brown headed cowbird.

Waders observed: common gallinule, coot, great blue heron, American bittern, pie-billed grebe, common snipe, spotted sandpiper, least sandpiper, green heron, common loon, yellow rail, Virginia rail, common tern, herring gull.

Swallows observed: tree, bank, and purple martins.

Hawks observed: red tailed, Cooper's, sparrow, sharp-shinned, and night hawk.

Others observed: ringneck pheasant, ruby-throated hummingbird, yellow shafted flicker, Loggerhead shrike, American goldfinch.

### Briefly describe issues relating to this area:

- **Pressure** for multiple family residential development is high and the Township is being sued.
- Within HUD defined 100 year flood plain.
- Macomb County's goal (as stated in Outdoor Recreation and Open Space, 1971) is to increase land used for all types of parks and open space facilities.
- Five species of birds shown on Michigan's Endangered and Threatened Species List.
- Only wetland area of significant size remaining in Chesterfield Township,

### Briefly describe management needs:

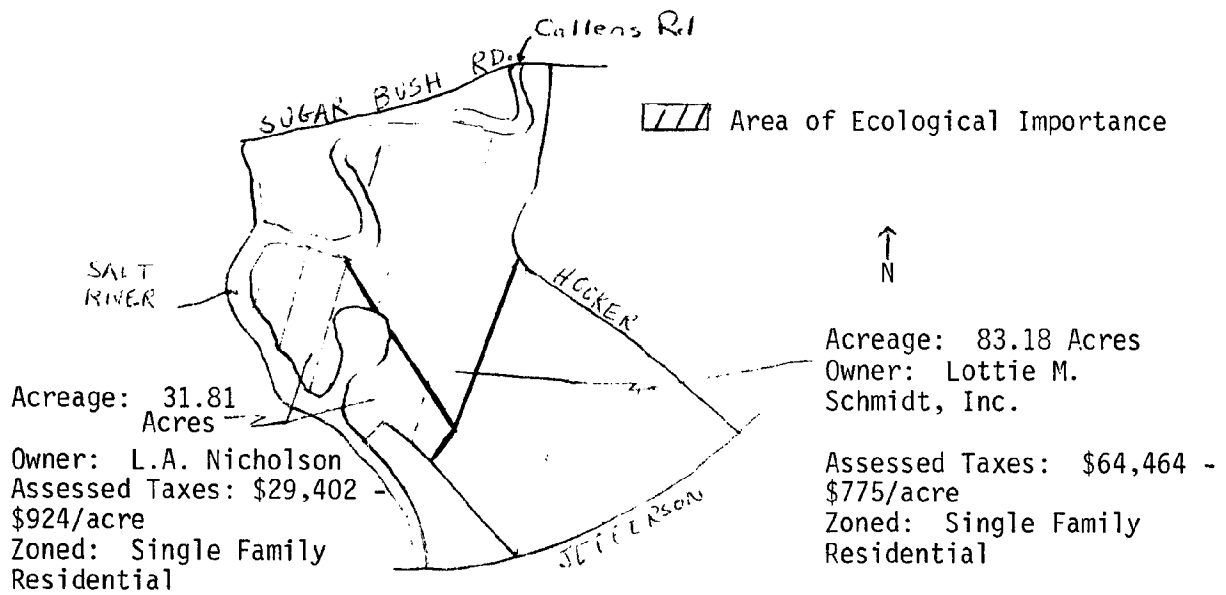
It may be desirable to preserve this wetland. The ecological values of the area should be investigated by the Township.

### Other Comments:

See sketch on following page.

# AREA OF ECOLOGICAL IMPORTANCE

## SALT RIVER MARSH



AREA OF ECOLOGICAL IMPORTANCE

Preliminary

Name (if any): Pointe Mouille

County: Wayne

Township: Brownstown

City or Village: \_\_\_\_\_

Town, range and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Intersection of Detroit River, Huron River, and Lake Erie

Present Ownership: State of Michigan (DNR)

Present Use: Game reserve and wildlife area

Anticipated changes in use or development (within ten year time frame): \_\_\_\_\_

Surrounding land-use(s): Residential, mineral extractions, proposed metropark

Environmental characteristics:

Marshlands which are important part of migratory bird feeding and nesting, also fishing area.

Briefly describe issues relating to this area:

1. The only game and marsh area in the county.
2. Provides public access for fishing and hunting in lower Huron, Monroe county marsh area.

Briefly describe management needs:

Public ownership and management

Other comments:

Critical in open space and ecological preservation in Wayne County.

27-00-0312

RECEIVED

Nominator: TOWNSHIP OF GROSSE ILE  
 Address: 8841 Macomb Street  
P. O. Box 116  
Grosse Ile, Michigan 48138

Water Dept. Sec.

## COASTAL AREAS OF PARTICULAR CONCERN NOMINATION FORM

Name of area nominated: Marshlands on outer shorelands and Thoroughfare Canal

Location: County Wayne  
 Township, City or Village Township of Grosse Ile  
 Boundary features (rivers, roads, section lines, etc.) Grosse Ile Township is an island in the lower Detroit River, at Lake Erie, bounded by the Trenton Channel, on the west and the Detroit River & Livingston Channel on the east.

Present Ownership: Private

Under which category does this area qualify? (Please check only one)

<input type="checkbox"/> high risk erosion	<input type="checkbox"/> island
<input type="checkbox"/> flood hazard	<input type="checkbox"/> coastal lake, rivermouth, bay
<input checked="" type="checkbox"/> ecologically sensitive	<input type="checkbox"/> urban
<input checked="" type="checkbox"/> natural area	<input type="checkbox"/> mineral resource
<input type="checkbox"/> recreation area	<input type="checkbox"/> agricultural
<input type="checkbox"/> historic and archeologic site	<input type="checkbox"/> prime industrial
<input type="checkbox"/> sand dune	<input type="checkbox"/> water transportation

Why is this area of particular concern to you? (physical characteristics, damages, opportunities, present use, problems, etc.) The marsh areas are of an ecologically sensitive nature and are necessary for a continuation of the biological life cycle. If they are not protected in their natural state, developers will attempt to fill and develop them for real estate sale and use.

What do you think should be done with the area? (public acquisition, local zoning, preservation, etc.) Since Grosse Ile has the Shorelands Protection and Management Ordinance in effect since July of 1975, and since it was written in part incorporating Michigan Dept. of Natural Resources guidelines, it is important that the Michigan Dept. of Natural Resources be willing to back the Township of Grosse Ile in their efforts to  
 Other comments: prevent these lands from being filled and developed, thereby destroying "critical" natural areas.

PLEASE RETURN BY APRIL 1, 1976 TO:

Citizen Shorelands Advisory Council  
 Michigan Department of Natural Resources  
 Stevens T. Mason Building  
 Lansing, Michigan 48926

Date received <u>4-14</u>	Date forwarded to State Agency _____
Date forwarded to Region _____	State Agency action _____
OR:	
Regional Action _____	
<input type="checkbox"/> staff approval	<input type="checkbox"/> rejected
<input type="checkbox"/> commission approval	<input type="checkbox"/> other

## AREA OF ECOLOGICAL IMPORTANCE

Name (if any): Erie State Game Preserve

County: Monroe

Township: Erie

City or Village: South of City of Luna Pier

Town, range and section: T8S, R8E, Sections 14, 15, 22, 23, 25, 26, 27, 28, 33, 34, 35 and 36.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): City of Luna Pier to north, I-75 to west, Ohio State Line south and Lake Erie to east.

Present Ownership: State and Private

Present Use: game area on preserve.

Anticipated changes in use or development (within ten year time frame):

No change.

Surrounding land-use(s): Industrial and residential to north, residential south and agricultural to east.

### Environmental characteristics:

Nesting, resting, feeding area to many aquatic fish, water, fowl and animals.  
Extensive tracts of open water and marsh lands.

### Briefly describe issues relating to this area:

Further erosion of the Woodtick Peninsula would greatly harm the preservation of this area in its present state. Recreation or open space is the designation of this area by both Erie Township and Monroe County on their Master Plans. One of the two large natural habitat areas in Monroe County.

### Briefly describe management needs:

1. Bring into Public ownership by acquiring all areas of major importance not yet publically owned and keep in a natural state.

Prepared by:  
Monroe County Coastal Zone  
Taskforce  
1410 East First Street  
Monroe, Michigan 48161

Other comments:

## AREA OF ECOLOGICAL IMPORTANCE

Name (if any): Point Mouillee State Game Area

County: Monroe

Township: Berlin

City or Village: Northeast of Village Estral Beach

Town, range and section: T5S, R10E, Sections 23, 25, 26, 35, 36; T6S, R10E, Sections 1, 2 and 11.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Wayne County to the north, U.S. Turnpike, Roberts Road to west, and Lake Erie east and south.

Present Ownership: Private and State of Michigan

Present Use: State game area, rifle range and private vacant land.

Anticipated changes in use or development (within ten year time frame):

No change anticipated except maybe expansion.

Surrounding land-use(s): Agricultural to west, residential to southwest and northwest.

### Environmental characteristics:

Nesting by wading birds, shorebirds, dabbling ducks.

Migrations and nesting by geese, and diving ducks.

Spawning ground for many aquatic fish species.

Extensive marsh lands that give refuge to muskrat and mink.

### Briefly describe issues relating to this area:

Designated as recreation or open space by both Berlin Township and Monroe County on their Master Plans, already under the ownership of the state in most part as game area. Barrier dike presently under construction to preserve area from harsh water treatment from northeast winds upon Lake Erie. Area surrounding nomination for most feelings is undeveloped.

### Briefly describe management needs:

1. Bring into public ownership by acquiring all areas of major importance not yet publically owned and keep it in a natural state.

Other comments:

## AREA OF ECOLOGICAL IMPORTANCE

Name (if any): St. John's Marsh  
County: St. Clair  
Township: Clay  
City or Village: \_\_\_\_\_  
Town, range and section: \_\_\_\_\_  
Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): land adjacent to M-29 in western portion of Clay Township.  
\_\_\_\_\_  
\_\_\_\_\_  
Present Ownership: Private  
Present Use: None  
\_\_\_\_\_  
Anticipated changes in use or development (within ten year time frame): None  
\_\_\_\_\_  
\_\_\_\_\_  
Surrounding land-use(s): Residential and commercial uses adjacent to M-29  
\_\_\_\_\_  
\_\_\_\_\_

### Environmental characteristics:

Studies have identified the St. John's Marsh as having high potential for providing habitat for waterfowl and other wetland-associated wildlife. The area supports a sizable population of ducks, coots, and other interesting marsh birds, as well as muskrat, mink, and other species of mammals. Outstanding opportunities for interpreting the interrelationships of the marsh ecosystem and the species which live there will create a valuable outdoor educational experience to visitors. The St. John's Marsh is within a one-hour drive from the Detroit Metropolitan Complex and will provide much needed opportunities to those people who wish to observe wildlife and the marsh ecosystem in a natural marsh.

### Briefly describe issues relating to this area:

See attached; also:

- 1) the excessive amount of acreage in State dedication and boundary of St. John's Marshland Recreation area
- 2) the State's connotation as a "Recreation Area"
- 3) equitable compensation to local governmental unit for support services if lost as potential taxable land

### Briefly describe management needs:

See reverse side.

### Other comments:



Management Needs:

- a) preservation of the entire area as a waterfowl refuge and managed to provide a wildlife spectacular for people to view and photograph.
  - 1) No camping or picnic facilities.
  - 2) No motorized boating.
  - 3) Limited or restricted fishing and non-motorized boating access.
  - 4) A program for the orderly harvest of furbearers and game species consistent with the management objectives of maintaining specific plant and animal communities.
  - 5) Promotion of educational interpretive programs to emphasize the wetlands ecosystem and its management.

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb  
Township: Harrison  
City or Village: \_\_\_\_\_  
Town, range, and section: T.2N-R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): North of Metropolitan Parkway; east of Hazel; south of South River; west of Memory Lane; south of Ashland; west of Shoreline Rd.

Present Ownership: See sketch

Present Use: Vacant

Anticipated changes in use or development (within ten year time frame): See zoning on sketch

Surrounding land-use(s): Residential (single and multiple family) to east and west; vacant and residential (multiple family) to the south.

Briefly describe issues relating to this area:

- High pressure for development for single and multiple family residential units.
- Soil limitations include somewhat poor drainage, moderately slow permeability, a seasonally high water table, poor trafficability and instability when wet.
- Vegetation: woodlots and brush.

Briefly describe management needs:

The extent of the flood hazard should be determined so that protective measure which should accompany development can be identified.

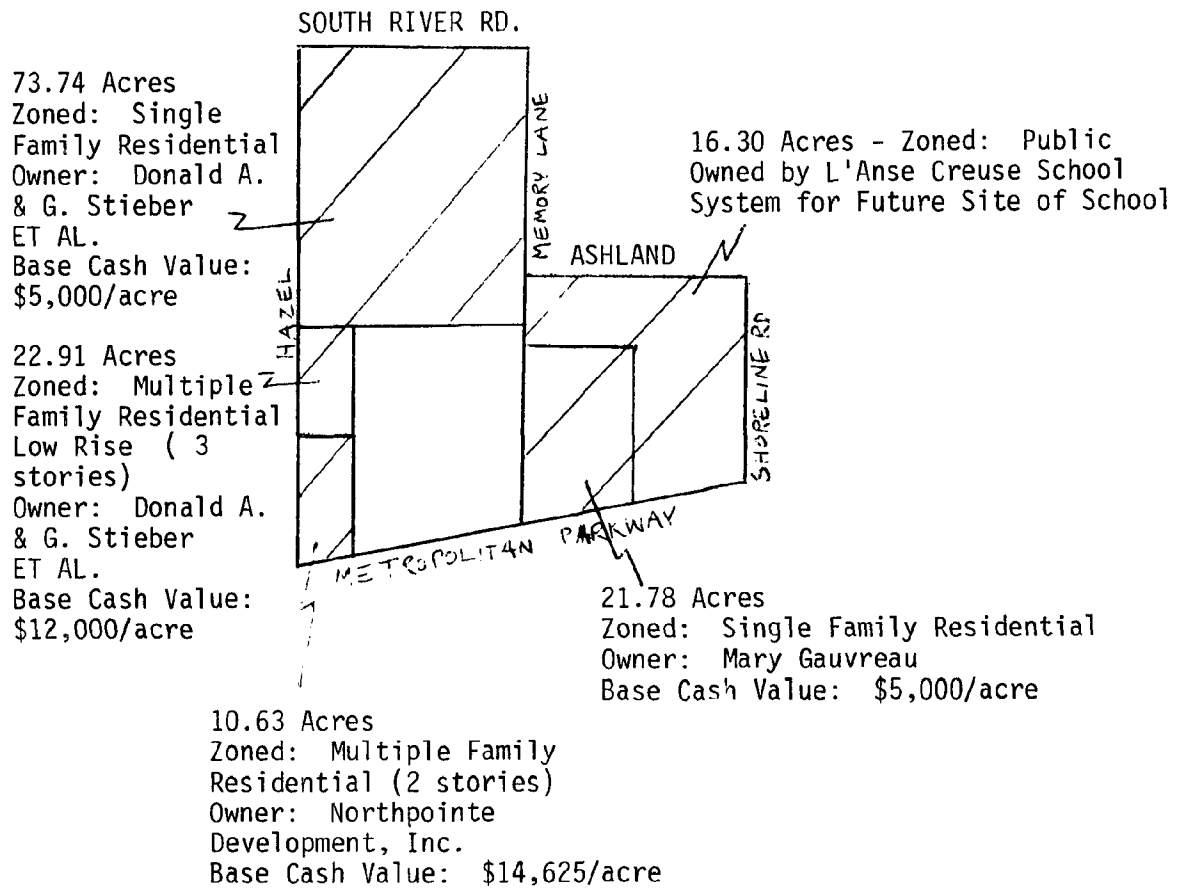
Prepared by: SEMCOG 8/76

# FLOOD RISK AREA

(Not Drawn to Scale)



Flood Risk Area  
of Particular Concern



FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb  
Township: Harrison  
City or Village: \_\_\_\_\_  
Town, range, and section: T.2N-R.14E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): North of Metropolitan Parkway; south of Jack Street; west of Muffatt Street

Present Ownership: Thomas Rafaili

Present Use: Vacant

Anticipated changes in use or development (within ten year time frame): Area is divided into two zoning districts: northern section low rise (2 stories) multiple family residential; southern section low rise (3 stories) multiple family residential (See sketch below).

Surrounding land-use(s): Vacant to east and west; residential (single family) to north; public and semi-public to south.

Briefly describe issues relating to this area:

- High pressure for development for multiple family residential units.
- Soil limitations include high water table, moderately slow permeability areas of moderate shrink-swell potential.
- Vegetation: grass with some brush in southern area.

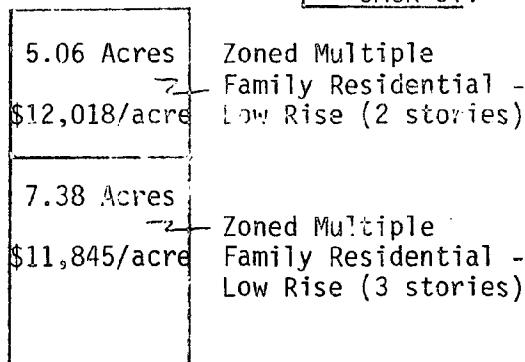
Briefly describe management needs:

The extent of the flood hazard should be determined so that the protective measures which should accompany development can be identified.

Other comments:

(Not Drawn to Scale)

↑  
N



Prepared by: SEMCOG 8/76

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb

Township: \_\_\_\_\_

City or Village: St. Clair Shores

Town, range, and section: T.1N., R.14 E.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Finger canals between Ten Mile Road and Beach Drive; between Beach and Maple Drives; at eastern terminus of Benjamin Drive; between Benjamin Drive and Statler; between Statler and Madison Drive; between Bayview Drive and Wildwood; and between Sunnydale and Van.

Present Ownership: Private

Present Use: None

Anticipated changes in use or development (within ten year time frame): Recreation, if the canals are opened,

Surrounding land-use(s): Residential

Briefly describe issues relating to this area:

Finger canals are closed by temporary dikes due to high lake levels,

Briefly describe management needs:

The City should be provided with funds to retain a consultant to study the feasibility of opening these canals,

Other comments:

Prepared by: SEMCOG 8/78

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb

Township: Chesterfield

City or Village: \_\_\_\_\_

Town, range, and section: T, 3N., R, 14 E,

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Southeast of Jefferson between South Forbes and North Forbes

Present Ownership: Private

Present Use: Residential

Anticipated changes in use or development (within ten year time frame): None

Surrounding land-use(s): Residential

Briefly describe issues relating to this area:

- Drains in the area are full and water is stagnant creating nuisance condition
- Water no longer flows towards the lake because of high lake levels
- Maintenance costs are high because pumps must be used to drain area and because drains are clogged with weeds,

Briefly describe management needs:

- Additional portable pumps are needed to deal with the problem,
- A detailed engineering study of the feasibility of providing a pump station to deal with the problem on a long-term basis should be conducted by the Township.

Other comments:

Prepared by: SEMCOG 8/76

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Macomb  
Township: Chesterfield, Harrison, Lake  
City or Village: New Baltimore, St. Clair Shores  
Town, range, and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Lake St. Clair on south and east; the inland extent of the preliminary HUD defined 100 year Great Lakes flood plain.

Present Ownership: private and public  
Present Use: residential, commercial, recreational  
Anticipated changes in use or development (within ten year time frame): \_\_\_\_\_

Surrounding land-use(s): residential, commercial, recreational, vacant

Briefly describe issues relating to this area:

- Flood Insurance Administrator has preliminarily defined the Great Lakes 100 year flood plain.
- Temporary diking constructed by the Army Corps of Engineers in cooperation with local governments.
- Intensive shoreline development in combination with unpredictable fluctuating lake levels causes extensive and costly damage.

Briefly describe management needs:

Data concerning the history of flooding destruction, measured by dollar value damages to the shoreland must be gathered. This information is necessary to identify those critical areas where flooding consistently causes extensive damage. In these areas adequate flood protection structures must be constructed. Studies are also necessary to more accurately delineate the boundaries of the Great Lakes 100 year flood plain.

Other comments:

Prepared by: SEMCOG - 6/76

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Wayne

Township: Grosse Ile and Brownstown

City or Village: Gibraltar

Town, range, and section: \_\_\_\_\_

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Coastal sections of city and townships

Present Ownership: Mixed private

Present Use: Residential - recreational

Anticipated changes in use or development (within ten year time frame): None

Surrounding land-use(s): Residential, minimal commercial

Briefly describe issues relating to this area:

Residential area subject to flooding from Lake Erie. Area has been dyked in temporary semi-permanent manner to protect properties.

Briefly describe management needs:

Permanent flood control

Other comments:

Feasibility report by U.S. Army Corps. of Engineers should be evaluated by the communities.

Prepared by:

Maurice Roach  
Assistant Director  
Wayne County Planning Commission



PRELIMINARY NOMINATION  
(Revised 8/16/76)

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Wayne

City or Village: Detroit

Town, range, and section:

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Area generally bounded by Alter Road on east, Kercheval on the north, Conner and Clairpointe on the west and the Detroit River on the south.

Present ownership: Public, three city-owned parks, and private development.

Present Use: Residential, commercial, industrial, recreation, and institutional.

Anticipated changes in use or development (within ten year time frame):

Majority of the area is within a federally funded renewal and conservation project. Project improvements include streets, schools, recreation sites, and new residential uses. Corps of Engineers is studying alternative flood protection measures for the shoreline in this area. A small boat marina is being developed with State of Michigan funding.

Surrounding land-use: Commercial, residential, industrial, recreational, institutional.

Briefly describe issues relating to this area:

- 1 - Costs of installation of walls or other protective measures is increasing.
- 2 - Shoreline has historically been subject to flood and wave damage during high water levels in Lake St. Clair and upper Detroit River.
- 3 - A trailer park is located on the shoreline, west of the former Marine Hospital which is state surplus property.

Briefly describe management needs:

- 1 - Provide permanent solution for area flood and erosion damage.
- 2 - Possible federal participation in flood protection project, to erect seawalls.
- 3 - Supplement National Flood Insurance program benefits with financial assistance until permanent flood protection is provided.

Prepared by:

Detroit Planning Department

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Monroe

Township: Erie

City or Village: South of City of Luna Pier

Town, range, and section: T8 and 9S, R8E, Sections 10, 15, 21, 22, 28, 32, 33, 34, Fr 3, Fr4, and Fr5.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Bounded on west by CZM Boundary (I-75), south by State of Ohio line, east by City of Luna Pier, and State of Michigan property (Erie State Game Preserve).

Present Ownership: Private

Present Use: Some residential and undeveloped open land and marsh.

Anticipated changes in use or development (within ten year time frame):

No change.

Surrounding land-use(s): Agricultural to west, industrial and marsh to east, urban (Point Place) to the south.

Briefly describe issues relating to this area:

Recent high water levels of Lake Erie have caused periodic inundation to the area. The Maumee Bay area has been hit hard by wave action from the northeast. Ottawa River, and Halfway Creek have annual spring runoffs, but the Lake Erie water levels keep some areas, previous dry, under water constantly.

Briefly describe management needs:

1. Urban Areas -- Provide necessary flood protection.
2. Non-Urban Areas -- Evaluate for Phase II Ecological Importance Designation.

Other comments:

Prepared by:  
Monroe County Coastal Zone Task Force  
1410 East First Street  
Monroe, Michigan 48151

## FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Monroe

Township: LaSalle

City or Village: North of City of Luna Pier

Town, range, and section: T7S, R8E and R9E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Bounded on the north by Monroe Township, east by Lake Erie, south by City of Luna Pier, and west by I-75.

Present Ownership: Private and Public.

Present Use: Residential, agricultural, commercial and open space.

Anticipated changes in use or development (within ten year time frame):

No change.

Surrounding land-use(s): Residential to the north and south, to the west is primarily agricultural.

Briefly describe issues relating to this area: Recent high water levels of Lake Erie have caused periodic flooding problems primarily in the LaPlaisance Woods. Grand View Beach areas. Otter Creek has water problems from two areas;  
1) Lake Erie high water levels and gales from east or southeast, and  
2) Spring run-off of its tributaries which also causes flooding.

Briefly describe management needs:

1. Urban Areas -- Provide necessary flood protection.
2. Non-Urban Areas -- Evaluate for Phase II Ecological Importance Designations.

Other comments:

Prepared by:  
Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Monroe  
Township: Monroe  
City or Village: South of City of Monroe  
Town, range, and section: T7S, R9E

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): North by City of Monroe line, west by Conrail R.O.W., south by Dunbar Road.

Present Ownership: Private

Present Use: Residential and open space.

Anticipated changes in use or development (within ten year time frame):

No change.

Surrounding land-use(s): Industrial almost completely around it with the exception of some agriculture south of Dunbar but west of I-75.

Briefly describe issues relating to this area: Recent high water levels of Lake Erie cause this area to inundate periodically. This area acts as a water containment area from the changing Lake Erie water levels and the water flows of Plumb Creek.

Briefly describe management needs:

1. Urban Areas -- Provide for necessary flood protection.
2. Non-Urban Areas -- Evaluate for Phase II Ecological Importance Designations.

Other comments:

Prepared by:  
Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

## FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Monroe

Township: Frenchtown

City or Village: South of Village of Estral Beach.

Town, range, and section: T6S, R10E, Sections 16, 17, 20, 21 and 29.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Area bounded on north by township line and Swan Creek, east and south by Lake Erie, west by Toll Road.

Present Ownership: Detroit Edison and Private.

Present Use: Some marsh and open undeveloped land.

Anticipated changes in use or development (within ten year time frame): Detroit Edison has future plans for a Science Center on its holdings, other area to remain primarily the same.

Surrounding land-use(s): Residential development either side of southern extremities. Remaining area in agriculture.

Briefly describe issues relating to this area: Recent high water levels of Lake Erie have inundated these lands leaving some constantly under water. Other areas' area periodically flooded, but usually near those areas where agricultural activities are employed and area predominantly undeveloped and owned by Detroit Edison.

Briefly describe management needs:

1. Urban Areas -- Provide necessary flood protection.
2. Non-Urban Areas -- Evaluate for Phase II Ecological Importance Designations.

Other comments:

Prepared by:  
Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

FLOOD-RISK AREA OF PARTICULAR CONCERN

County: Monroe  
Township: Berlin  
City or Village: Village of Estral Beach  
Town, range, and section: T5S, R10E, Sections 7, 8, 9 and 10.

Easily identifiable boundary features (rivers, streams, roads, political boundaries, section lines): Bounded on the south by Post Road and Swan Creek, west by North Dixie Highway, north by Section lines 7, 8, 9 and 10, and east by Lake Erie.

Present Ownership: Private

Present Use: Urban, agricultural and open water or marsh.

Anticipated changes in use or development (within ten year time frame):

Existing sewer and water lines will cause urban development to area.

Surrounding land-use(s): Primarily agricultural with Enrico Fermi Atomic Power Plant to the south of area.

Briefly describe issues relating to this area: Recent high water levels of Lake Erie have caused periodic flooding to the Village of Estral Beach and surrounding areas along Swan Creek. Some land that once could be farmed is now under water, at all times.

Briefly describe management needs:

1. Urban Areas -- Provide necessary flood protection.
2. Non-Urban Areas -- Evaluate for Phase II Ecological Importance Designations.

Other comments:

Prepared by:  
Monroe County Coastal Zone Taskforce  
1410 East First Street  
Monroe, Michigan 48161

COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: Anchor Bay  
County: Macomb  
Township(s): Harrison, Chesterfield, City of New Baltimore  
Present Ownership: N.A.

Present Uses: Recreational boating, sport fishing, swimming, duck hunting; habitat for waterfowl and fish; conveyor and assimilator of waste products.

Anticipated changes or increases in use or development: New access site-boat ramp and 500 ft. fishing pier - State constructed and Chesterfield Twp, maintained.

(2) New access site-north of Selfridge - 4 new boat ramps - funded by State.

(3) Expansion of existing facilities at Harley Ensign DNR Access Site - additional parking area and boat ramps.

Special characteristics, conflicts or impacts:

- Perimeter of bay is site of numerous residential developments - generally single family houses; most of shoreline altered by construction of canals and/or seawalls.

- High wildlife value: production of important food and cover plants for fish and waterfowl; resting and feeding area for diving ducks during migration; nesting, feeding and resting area for dabbling ducks in spring, summer, and fall; feeding and protection area for sunfish, pumpkinseed, large-mouth bass, perch, northern pike, bluegills, catfish, muskellunge, crappie, and various species of minnows; also nursery and spawning area for certain species of fish, most notably the Great Lakes muskellunge.

- Anchor Bay heavily used by sport fishermen, seasonal waterfowl hunters, sail boaters and motor boaters.

- Receiving water body for a number of municipal and package W.W.T.P.'s; amount of treated wastewater discharged is small compared to volume of bay - water quality is generally good.

Briefly describe issues relating to this area:

- Construction of seawalls and canals related to residential development may have had some negative affects on fish by destroying suitable fish spawning habitat.

- Anchor Bay is an important recreation resource in Southeast Michigan.

- Submerged pilings which extend into the bay from the shoreline create hazards to navigation.

Briefly describe management needs:

To protect the integrity of the ecosystem the following recommendations have been made: (1) investigate impact of dredging and filling for seawall, canal, dock and navigation channel construction, (2) fund and encourage study of area to identify areas critical to wildlife - i.e., spawning, nursery, feeding, and protection areas, (3) emphasize through pamphlets and other information mechanisms the need to monitor wildlife, to optimally manage the fish and waterfowl populations, (4) maintain adequate sewerage services to communities adjacent to bay to insure treatment of wastewater prior to discharge.

Submerged pilings should be removed.

COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: Clinton River  
County: Macomb  
Township(s): Harrison, City of Mt. Clemens  
Present Ownership: N.A.

Present Uses: Recreational boating; mooring, servicing, repairing, and storing of recreational craft; receiving waters for storm drainage and treated sanitary wastewater.  
Anticipated changes or increases in use or development: Dredging of navigation channel; terminating use of local wastewater treatment plants and transferring to regional system

Special characteristics, conflicts or impacts:

River Mouths:

- 7½ mile navigation channel for light-draft vessels extending from the Cass Ave. Bridge in Mt. Clemens to about 2,500 feet (762 meters) beyond the river mouth.
- Marinas exist along the banks for mooring, servicing, repairing, and storing of pleasure boats.
- Shoreline is site of single family residential areas, with scatterings of multiple family residential, vacant, and commercial areas.
- At mouth of river, on river dredgings, DNR has constructed a public marina and Great Lakes Fishery Station.
- Conveyor and assimilator of discharge from storm drains and Mt. Clemens and other municipalities' wastewater treatment plants.
- The Clinton River Spillway has been constructed from Mt. Clemens southeast to Lake St. Clair to divert flood waters from the main river channel; with strong easterly winds and high lake levels, often the flow of water from the mouth is reversed and flows through the Spillway.

Briefly describe issues relating to this area:

- Intense competition for limited resources.
- Ecosystem is of poor quality.

Briefly describe management needs:

- The river's condition and the use of resources associated with it should be monitored continuously.
- Navigation channel should be extended inland to Gratiot Ave.
- Quality of fish population should be improved through initiation of stocking program, when water quality improves.

Other comments:



COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: Salt River  
County: Macomb  
Township(s): Chesterfield  
Present Ownership: N.A.

Present Uses: Recreational boating; mooring, servicing, repairing and storing of recreational craft; receiving waters for storm drainage; fish and wildlife.  
Anticipated changes or increases in use or development: Intensity of recreational uses is expected to increase as remaining vacant lands adjacent to river are developed.

Special characteristics, conflicts or impacts:

- River is high quality recreational resource.
- River is heavily used for recreational boating between Callens Road and Lake St. Clair.
- Between Jefferson and the lake marinas along the river provide for the mooring and servicing of small boats.
- Farther inland land along the river is either vacant or is used for residential purposes.

Briefly describe issues relating to this area:

- Intense competition for limited resources.
- Shoaling at mouth of river poses a hazard to navigation.
- Nature and condition of fish and wildlife populations using the river are unknown.

Briefly describe management needs:

- Feasibility of establishing and maintaining a navigation channel for light-draft vessels should be investigated.

Other comments:

COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: ROUGE RIVER

County: Wayne

Township(s): \_\_\_\_\_

Present Ownership: Great Lakes Steel, Detroit Edison, U.S. Gypsum International Salt, plus numerous other heavy industrial firms.

Present Uses: Steel production, power generation, bulk storage of raw materials involving Petro-chemicals.

Anticipated changes or increases in use or development: None with the exception that technological improvements will likely be incorporated over time, some of these changes will deal with pollution control.

Special characteristics, conflicts or impacts:

Coastal Lakes:

River Mouths: Mouth of the Rouge River serves as major water intersection on the Detroit River. Adjacent users are industrial in nature use water for transportation processing and disposal. Rouge also is the major drainage course for Wayne County.

Bays:

Briefly describe issues relating to this area:

1. Industrial pollution - air - stockpile run-off - waste disposal
2. Need for land for industrial expansion
3. Area is a very major part of employment and industrial base of the region.

Briefly describe management needs:

1. Pollution controls which will enhance water quality, while permitting the industrial complex latitude to expand and remain viable.
2. Long range industrial land use and transportation planning which can cooperatively be developed by government and industry.

Other comments:

Probably one of the most critical areas in the State to deal with. Because of the dramatic clash between economics (jobs) and environment (clean water and air).

COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: ECORSE RIVER

County: Wayne

Township(s): \_\_\_\_\_

Present Ownership: Great Lakes Steel - Levy

Present Uses: Mixed industrial with inter-mixed small commercial

Anticipated changes or increases in use or development: Technological improvements

Special characteristics, conflicts or impacts:

Coastal Lakes:

River Mouths: The Ecorse River is a small river flowing into the Detroit River. The Ecorse drains a part of Wayne County in terms of storm run-off. It also has one steel processing plant located on its banks near the mouth of the river. There are also several marinas located in the vicinity of the mouth.

Bays:

Briefly describe issues relating to this area:

Water quality as associated with surface runoff in the residential hinterland and industrial waste and run-off associated with steel processing.

Briefly describe management needs:

1. Pollution controls primarily concerning water quality.
2. Long range industrial uses.

Other comments:

Prepared By:

Maurice Roach, Assistant Director  
Wayne County Planning Commission

COASTAL LAKES, RIVER MOUTHS AND BAYS OF PARTICULAR CONCERN

Name: Black River & St. Clair River

County: St. Clair

City: City of Port Huron

Present Ownership: private

Present Uses: Marina

Anticipated changes or increases in use or development: improvement in marina facilities and integration with plans for downtown redevelopment

Special characteristics, conflicts or impacts:

Coastal Lakes:

River Mouths: The mouth of the Black River provides direct access to the St. Clair River and Lake Huron. The mouth of the river provides natural and economical harboring site. Demand projections support continued expansion of marina facilities in this area.

Bays:

Briefly describe issues relating to this area:

Municipal marina facilities located in the general area should compliment those provided by private enterprise. Such arrangement would reduce the possibility of water, overlap and duplication and combine all available resources to produce the maximum boating service possible.

Briefly describe management needs:

Integrate the recreational potential of the river mouth with the overall downtown redevelopment plan.

Other comments:

County: Wayne  
Township: Brownstown  
City or Village: \_\_\_\_\_  
Town, range and section: \_\_\_\_\_  
Easily identifiable boundary features (rivers, streams, roads and political boundaries, section lines): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Present Ownership: Ottawa Silica Co.

Present Use: Open pit mining of Silica Sand

Anticipated changes in use or development (within 10 year time frame): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Surrounding land-use(s): Residential Game Reserve, regional park, reserve lands for extraction.

Mineral characteristics (if known):

Mineral	- Silica Sands
Demand	- Unknown
Quality	- Unknown
Quantity	- Unknown
Mineral Ability	- Unknown

Briefly describe issues relating to this area:

Briefly describe management needs relating to this area:

Reclamation and revegetation of worked out areas.

Other comments:

These sands are used for glass and castings which are needed by metal and manufacturing industries within the County and region.

MINERAL RESOURCE AREA OF PARTICULAR CONCERN

County: Wayne  
Township: Grosse Ile  
City or Village: \_\_\_\_\_  
Town, range and section: \_\_\_\_\_  
Easily identifiable boundary features (rivers, streams, roads and political boundaries, section lines): Point Hennepin

Present Ownership: BASF

Present Use: Mining of salt below surface, deposit of mining spoil on surface.

Anticipated changes in use or development (within 10 year time frame): None

Surrounding land-use(s): Residential - Wildlife Areas - Water

Mineral characteristics (if known):

Area of salt deposits which can be pumped to surface in liquid form.

Briefly describe issues relating to this area:

Development of sink holes on surface. The worked out mines have also been suggested as deposit areas for various types of waste material.

Briefly describe management needs relating to this area:

Defining the practical and safe use or reuse of this area.

Other comments:

County: Monroe

Township: Erie

City or Village: City of Luna Pier

Town, range and section: T8S, R8E, Sections 11 and 14.

Easily identifiable boundary features (rivers, streams, roads and political boundaries or section lines): Bounded on the north by LaPoint Drain, east by Lake Erie, south by City of Luna Pier Line, and west by I-75.

Present Ownership: Consumers Power Company

Present Use: Consumers Power Company - Luna Pier coal burning Power Plant and Fly Ash Disposal site.

Anticipated changes in use or development (within 10 year time frame):  
Will expand Fly Ash Pit to north side of Erie Road when area on Woodtick Peninsula is filled.

Surrounding land-use(s): Urban area of Luna Pier to the north, Erie State Game Area and Ottawa Bay Development Lands to south, and I-75 to west.

Industrial Characteristics (if known):

Present use: Consumers Power Company - Luna Pier Power Plant.

- Served by:
1. Rail Road to bring coal.
  2. I-75 immediately to the west.
  3. Lake Erie to supply needed water source.

Relationship to public plans: Both City of Luna Pier and the County General Development Plans designate area as industrial.

Present Zoning: Industrial.

Unresolved issues relating to this area:

To retain this area in an industrial state as designated by both the City of Luna Pier and the County of Monroe in their Master Plans to meet existing as well as future needs of the Consumers Power Company.

Future site management needs relating to this area:

1. To enhance area for future industrial development.
2. To provide necessary flood protection -- floodproof.

INDUSTRIAL AREA OF PARTICULAR CONCERN

County: Monroe

Township: Frenchtown

City or Village: ENE, City of Monroe

Town, range and section: T6S, R10E, Sections 16 and 21.

Easily identifiable boundary features (rivers, streams, roads and political boundaries, section lines): Bounded on the east by Lake Erie, north by Swan Creek, south by Point Aux Peaux Road, and west by Toll Road.

Present Ownership: Detroit Edison Company

Present Use: Enrico Fermi Atomic Power Plant.

Anticipated changes in use or development (within 10 year time frame):

No change in use is expected.

Surrounding land-use(s): Farming is done to the west of the site. To the south, if residential development at Stony Point.

Industrial Characteristics (if known):

Presently the Atomic Power Plant is inactive. In the future it is expected to complete construction of the facility and eventually to start producing atomic power.

Served by rail line and highway.

Briefly describe issues relating to this area: This area is served by rail, but highway is not up to standards for heavy amounts of truck traffic. Its location on Lake Erie is excellent for its need for water to operate, however, surrounding area to west and north has been inundated by high water levels and much marshland has been lost. Erosion problems.

Briefly describe management needs relating to this area:

1. To enhance area for future industrial development.
2. To provide necessary flood protection -- floodproof.

Other comments:



County: Monroe

Township: Monroe

City or Village: City of Monroe

Town, range and section: T7S, R9E

Easily identifiable boundary features (rivers, streams, roads and political boundaries, section lines): Bounded on the north by City/Frenchtown line, east by Lake Erie, south by LaPlaisance Creek, and west by I-75, LaPlaisance Road and the Conrail Rail Spur.

Present Ownership: Port of Monroe, Fords, Detroit Edison, Union Camp & Consolidated Paper Companies, and the City of Monroe.

Present Use: Ford's Largest Chrome Plating Plant, Edison Coal Burning Power Plant and Fly Ash Pit Port Offices, Turning Basin, and the Monroe Metro Sewage Treatment Plant.

Anticipated changes in use or development (within 10 year time frame): Is rated as one of Michigan's prime industrial/marine park with anticipated industrial growth.

Surrounding land-use(s): Recreation and open space lands to the north. Residential and industrial to the west, and residential to the south.

Industrial Characteristics (if known):

Present industrial uses are Port of Monroe, Ford's, Detroit Edison, and City of Monroe Metro Sewage Treatment Plant.

Zoning: Industrial

Transportation Systems: This area is served by Rail Road, Interstate Highway (I-75), and has a deep water channel, and turning basin.

Rated by State as one of the prime sites for industrial/marine complex.

Briefly describe issues relating to this area:

Due to its close proximity to Rail, water and highway transportation it is an ideal area for industry. Local plans have designated this area for industry. It is the only Michigan Port on Lake Erie and should be utilized to its fullest capability.

Briefly describe management needs relating to this area:

1. To enhance the lands adjacent to the mouth of the Raisin River and Plum Creek for industrial development, it will be necessary as part of the feasibility report of the U.S. Corps of Engineers relative to the Port of Monroe Area to prepare a redevelopment plan that satisfactorily accounts for a merger of industrial development concerns which promotes environmentally sound industrial development.

2. To provide necessary flood protection - floodproof.

Prepared by:  
Monroe County Coastal Zone  
Taskforce  
1410 East First Street  
Monroe, Michigan 48161

ISLAND AREA OF PARTICULAR CONCERN

Preliminary

Name: Celeron Island

County: Wayne

Township: Grosse Ile

Town, range and section: \_\_\_\_\_

Present Ownership: Private

Present Uses: Vacant

Anticipated changes or increases in use or development (within ten year time frame): \_\_\_\_\_

Developers have from time to time expressed desire to residentially develop the island. \_\_\_\_\_

Should this island be designated in its entirety? Yes

Unique physical or biological characteristics:

About 680 acres surrounding island support important foods, wild celery, and pond weeds. Mergansers, Coot, Osprey\* Whistling Swans use this area for feeding, resting, and migration stopover during Spring, Summer, and Fall. Gulls, Terns, Hawks, and Eagles use it for feeding and resting during Spring, Summer, and Fall. Dabblers and Shorebirds use it for (cont. below)

Briefly describe issues relating to this island:

State has been interested in acquiring property for some time under study for possible designation as an environmental area in accordance with the provisions of the shorelands Protection and Management Act of 1970.

Briefly describe management needs:

Public acquisition - area could be used for wildlife restoration.

Other Comments:

(cont.) nesting, feeding, and resting during Spring, Summer, and Fall. N. Pike use this area in Spring, and Summer for spawning and nursery.

Prepared by:

Wayne County Planning Commission

\*Osprey is identified as a threatened species as a part of Michigan's Threatened and Endangered Species Program.

Name: - Grassy Island

County: Wayne

Township:

Town, range and section:

Present Ownership:

Present Uses:

Anticipated changes or increases in use or development (within ten year time frame):

• Various urban use has been suggested from time to time.

Should this island be designated in its entirety? Yes

Unique physical or biological characteristics:

Dabblers, Divers, Mergansers, and Coots use this area for feeding, resting, and migration stopover during Spring and Fall. Gulls, Terns, Shorebirds use it for nesting, feeding and resting during Spring, Summer, and Fall. Hawks, Eagles, and Wading Birds use it for feeding and resting.

Briefly describe issues relating to this island:

Use of island when dredging spoils dumping are completed.

Briefly describe management needs:

Control of erosion of unstable dredge material.

Preservation of wildlife.

Other Comments:

Prepared by:

Wayne County Planning Commission

## ISLAND AREA OF PARTICULAR CONCERN

Name: Mud Island  
County: Wayne  
Township: \_\_\_\_\_  
Town, range and section: \_\_\_\_\_  
\_\_\_\_\_  
Present Ownership: Ecorse or State of Michigan  
\_\_\_\_\_  
Present Uses: None  
Anticipated changes or increases in use or development (within ten year time frame): \_\_\_\_\_  
Various groups have expressed interest in development of island over time.

Should this island be designated in its entirety? Yes

## Unique physical or biological characteristics:

Dabblers, Divers, Mergansers, and Coots use this area for feeding, resting and migration stopove during Spring and Fall. Gulls, Terns, Shorebirds, use it for nesting, feeding, and resting in Spring, Summer, and Fall. Hawks, Eagles, and Wading Birds use it for feeding and resting during Spring, Summer, and Fall. Drum and Wa-leye Pike use it for feeding and migration (cont. below)

Briefly describe issues relating to this island:

Who owns this island, issue has not been resolved at this point.

Briefly describe management needs:

Preservation of wildlife characteristics.

## Other Comments:

(cont.) all the year. Rock Bass and Perch use it for feeding, protection and migration.

Prepared by:

Wayne County Planning Commission

Name: Stoney Island  
County: Wayne  
Township: Grosse Ile  
Town, range and section: \_\_\_\_\_

Present Ownership: Private

Present Uses: Storage of dredging equipment

Anticipated changes or increases in use or development (within ten year time frame): \_\_\_\_\_

Should this island be designated in its entirety? Yes

Unique physical or biological characteristics:

Divers, Mergansers, and Coots use this area for feeding, resting and migration stop-over during Spring, Fall, and Winter. Gulls, Terns, and Hawks use it for feeding and resting during Spring, Summer, and Fall. American Egret, Dabblers, Shorebirds, Wading Birds, (cont. belc  
Briefly describe issues relating to this island:

Pressures to fill-in parts of island.

Briefly describe management needs:

Preservation of wildlife.

Other Comments:

(cont.) Song Birds use it for nesting, feeding and resting during Spring, Summer, and Fall. Perch, LM. Bass, SM. Bass, and Pumpkinseed SF use it for spawning, nursery, feeding and protection.

Prepared by:

Wayne County Planning Commission

ISLAND AREA OF PARTICULAR CONCERN

Name: Round Island  
County: Wayne  
Township: Grosse Ile  
Town, range and section: \_\_\_\_\_

Present Ownership: Private

Present Uses: \_\_\_\_\_

Anticipated changes or increases in use or development (within ten year time frame): \_\_\_\_\_

Should this island be designated in its entirety? Yes

Unique physical or biological characteristics:

Wildlife area

Briefly describe issues relating to this island:

Wildlife management, airport clear zone. Pressure to urbanize.

Briefly describe management needs:

Management of wildlife.

Other Comments:

Prepared by:

Wayne County Planning Commission

ISLAND AREA OF PARTICULAR CONCERN

Name: Sugar Island

County: Wayne

Township: Grosse Ile

Town, range and section: \_\_\_\_\_

Present Ownership: Private

Present Uses: Dredge storage and wildlife area

Anticipated changes or increases in use or development (within ten year time frame): \_\_\_\_\_

Should this island be designated in its entirety? Yes

Unique physical or biological characteristics:

Briefly describe issues relating to this island:

Pressure to all and urbanize

Briefly describe management needs:

Wildlife preservation

Other Comments:

Prepared by:

Wayne County Planning Commission

ISLAND AREA OF PARTICULAR CONCERN

Name: Dynamite

County: Wayne

Township: Grosse Ile

Town, range and section: \_\_\_\_\_

Present Ownership: Private

Present Uses: None

Anticipated changes or increases in use or development (within ten year time frame): \_\_\_\_\_

Should this island be designated in its entirety? Yes'

Unique physical or biological characteristics:

Wildlife area

Briefly describe issues relating to this island:

Currently under water - but may come back when water goes down

Briefly describe management needs:

Wildlife preservation

Other Comments:

Prepared by:

Wayne County Planning Commission



## ISLAND AREA OF PARTICULAR CONCERN

Name: (Odeen) Indian and Gard Islands and other small ones in Erie State Game Area.

County: Monroe

Township: Erie

Town, range and section: T8S, R8E, Sections 26, 27, 34 and 35.

Present Ownership: Private (Gard is Ottawa Bay Development Company)

Public (Indian is State of Michigan and other smaller nameless islands).

Present Uses: Nesting of water fowl and vacant

Anticipated changes or increases in use or development (within ten year time frame): \_\_\_\_\_

No change in usage.

Should these islands be designated in their entirety?

These islands of Indian (Odeen), Gard, and other nameless ones should be designated in their entirety.

Unique physical or biological characteristics:

They are located in an area of ecological importance, namely the Erie State Game Area and vicinity. They are used by the various water fowl and fish as nesting, spawning, resting, and feeding sites.

Briefly describe issues relating to this island:

They are some of the few islands in ecological areas in Monroe County and should be preserved for their use as nesting, rest, feeding, and spawning for the various water fowl, mammals, and fish that inhabit the area.

Briefly describe management needs:

1. To keep in natural state and protect from erosion.

Other Comments:

Prepared by:

Monroe County Coastal Zone Taskforce

1410 East First Street

Monroe, Michigan 48101

APPENDIX C  
PRESERVATION OF THE "ST. JOHNS MARSH AREA"  
AND  
ECONOMIC AND ENVIRONMENTAL IMPACT OF THE  
PROPOSED "PERKOWSKI DEVELOPMENT PROJECT"

CLAY TOWNSHIP REPORT

PRESERVATION OF THE "ST. JOHNS MARSH AREA"

AND

ECONOMIC AND ENVIRONMENTAL IMPACT OF THE  
PROPOSED "PERKOWSKI DEVELOPMENT PROJECT"

For the purpose of clarification of the Township's position regarding both the proposed "Parkowski" development and the preservation of the major portion of the St. John's Marsh, the following report has been compiled. This report will deal in fact; not conjecture.

The report will show that sufficient justification exists to support the rezoning of approximately sixty (60) acres of land bordering the "St. John's Marsh." The report will also show the development project and the preservation of the Marsh area are in fact two distinctly separate projects.

The Clay Township Board in making their decision to rezone a border portion of the Marsh area, had to consider many factors, both economic and environmental in nature. The following determinations were made based on fact.

#### I. ENVIRONMENTAL

- A. Will the State of Michigan purchase the major portion of the St. John's Marsh?

The Clay Township Board determined the State would indeed do so. Public Act 232 of 1974, Section 45 (copy enclosed) which allocated funds to obtain purchase options would indicate the above. A meeting was held with Department of Natural Resources officials in early 1975, prior to the rezoning decision, to discuss the use and purchase of the "Marsh Area." A letter from Governor Milliken, dated 6-19-75, also prior to the Board's decision, indicated, "...It is sincerely hoped that a reasonable solution will be forthcoming and the St. John's Marshland Recreation Area will become a project for which all Michigan citizens can be proud." Newspaper quotes from State officials also indicate that the major portion of the Marsh area would be purchased by the State of Michigan. The design of the St. Clair County Sewage Disposal System No. 1 in Clay Township was predicted on the preservation of the St. John's marsh area. Verification of this prediction was an environmental assessment contained in the Facilities Plan prepared for the project and the fact that the design for the sewer in M-29 at the location was changed from a gravity sewer to a force main, which was designed to provide for flow from the St. John's marsh area.

It would then follow that expanded development area should not occur.

B. What position has the Clay Township Board taken on the major portion of the Marsh area?

In a letter sent to the D.N.R., dated 6-3-75, which was prior to rezoning, the following was indicated: "...we would however, propose that the greater portion of the Marsh area be preserved in its natural state,..." In a letter sent to Governor Milliken dated, 6-3-75, our position was again conveyed "...we are again willing to share the major portion of the St. John's Marsh area in its natural state,..." Petitions dated 8-12-75 are on file in the Clerk's office. These petitions convey the following: "We the undersigned, being duly qualified electors of the Township of Clay,...We hereby offer support to the proposal offered by the Clay Township Board whereby a designated area of the Marsh would be preserved in its natural state, not as a park and recreational area."

C. The area of proposed development is a strip of property which runs the length of the Flamingo Road Canal and which has four hundred feet (400') of frontage on M-29. This area is a spoil area created for development a number of years ago by the dredging of the Flamingo Canal. One side was completed and development has occurred. The undeveloped side has already been partially filled by the original dredgings. The entire Blue Water Isles subdivision and the Colony Isles subdivision were created by dredging canals to obtain fill. The destruction of the remaining Marsh has not occurred because of these developments.

In reviewing the environmental impact of the proposed development, the following conclusions were made:

- A. Existent development has not materially affected the remaining portions of the Marsh area.
- B. Upon physical inspection of the proposed development area, it was found that the area in question has already been filled to a great extent and the physical nature of the property has been changed to such an extent that its value as true Marsh is doubtful. Newspaper statements by Mr. Jim Wick of the D.N.R. will confirm this conclusion.
- C. The area of proposed development will be serviced by public water supply and sanitary sewers.
- D. The area of the proposed development, being a 400' wide strip bordering on a fully developed residential area, comprises a comparatively small percentage (3% in fact) of the estimated 2,000 acre Marsh.
- E. The development site was selected because of the existent dredged canal and the availability of the stockpiled fill already on the site. An alternate site having similar waterfront capabilities plus sewer and water service was not available.
- F. The factual evidence of the State of Michigan's intent to purchase remaining portions of the Marsh for preservation should alleviate fears of future development.

## II. ECONOMIC CONCLUSIONS

The Clay Township Board, in reviewing the proposed development came to the following conclusions based on fact.

### A. Sanitary Sewer Costs

The adopted schedule for payment of Clay Township's portion of the sewer costs indicates connection charges of twelve hundred dollars (\$1,200.00) and debt retirement costs of approximately one hundred dollars (\$100.00) per year over twenty five years. These figures are based on a schedule of fifty (50) new connections per year. If the estimate is lowered, the connection and debt retirement charges would increase accordingly.

Clay Township has approximately two thousand potential customers who would be immediately affected by an increase. If in fact, the estimate is not reached in future years, the end result is inevitable. Debt service charges to present users would increase drastically or an ad valorem tax of several mills would be levied upon all property owners in Clay Township. The proposed development would add some five hundred units into the system over a period of years. The RPLCOG report for the first six months of 1975 shows a drop of -41.1% from 1974 in new dwelling units for St. Clair County. Macomb County dropped -50% from 1974. It would seem unreasonable and illogical for a governing body charged with the responsibility of making decisions in the best interest of the residents of this community to deny a planned development of this nature.

#### B. Water Costs

Clay Township has been ordered by the Michigan Department of Health to correct deficiencies in both volume and pressure to existent users. The cost of this expansion project must be shared by present users, and again, an estimate must be made on future tap-ins. The proposed development lies in an area which is already serviced by adequate water mains; no additional costs could be attributable to the proposed development. The individual user costs of the main line expansion between Algonac and the Clay Township pumping station would in fact be lessened by the proposed development.

#### C. Tax Base.

The estimated assessed value of the proposed development is ten million dollars. The Clay Township Board recognizes this is not commercial or industrial value but also recognizes that the proposed multiple dwellings are the highest form of positive residential. Single family is the lowest of residential development. This has been substantiated by the professional planning staff of the St. Clair County Regional Planning Commission.

**D. Police Service.**

Clay Township levies 2½ mills for police protection. Based on a ten million dollar assessment, the revenue generated to the Police Department would be \$25,000.00 yearly. It would be hard to conceive using the entire \$25,000 to service the proposed development area.

**E. Fire Protection.**

Based on .075 mills, the proposed development would add \$7,500.00 to share in contract costs with the City of Algonac.

**F. General Fund.**

Based on a one mill allocation, the district would add \$10,000.00 yearly to the General Fund of Clay Township.

**G. Schools.**

The proposed multiple dwellings are one of the lowest child producing forms of residential development, as verified by the St. Clair County Regional Planning Commission.

The economic benefits of this proposed development are clear. Denial of this development by the Clay Township Board would be in direct conflict with their responsibility to make decisions in the best interest of the community they represent. Denial of Federal and State permits for this development project would be unreasonable and further burden the residents of this community with higher costs of services. This area of approximately sixty acres would have an estimated assessed value when completed of ten million dollars. This area, at present millage, would generate some \$590,000.00 in revenues. Sewer and water benefits have already been explained. If this area is included into the State's purchase of the St. John's Marsh area, the estimated assessed value would be \$21,000.00 and would generate tax revenues of \$619.00. Sewer and water benefits would also be lost.



ACREAGE	DEVELOPMENT VALUE ASSESSED	ASSESSED VALUE D.N.R. (MARSH)
60 (Sixty)	\$10,000,000.00 (Ten Million)	\$21,000.00 (Twenty One Thousand)
TOTAL TAX POTENTIAL	\$390,000.00	\$319.00
SEWER & WATER TAPS	Yes	No

The Township's position on State purchase of the major portion of the St. John's Marsh for preservation in its natural state is clear. It is up to the legislature to appropriate adequate funding. Lack of understanding by various legislators outside our district, conservation groups and individuals is quite evident. Preservation of the major portion of the Marsh area must be accomplished at the State level. Development of the "Porkowski Project" is a Township concern and should not be caught up in an overall classification of the conservation area. If the two projects can be separated, we feel the major portion of the Marsh area can be preserved through mutual co-operation.

and deeded to the resident association.

- (c) Deeds for the sale of each individual parcel should contain both the specific rights and duties relating to all commonly held property and the procedures for the collection of association membership fees. This is generally accomplished by the use of deed covenants.
- (d) Any land promised to the public should be deeded to the Township at this point. If it has been agreed that the public purchase such land and/or improvements, this should be completed.
- (e) Should the developer plan to construct the Planned Unit Development in stages, the Township may want to insist that a specified portion of the proposed improvements are completed with each stage. This avoids the difficulty of obtaining promised recreation facilities if the total project is not completed. Some communities feel that a performance bond is necessary.

Excerpt from LOCAL PLAN dealing with the St. John's Marsh

IN terms of Concepts for Growth, the land abutting M-29 in the St. John's Marsh Area is recommended for Planned Unit Development. While the issue of the "environmental significance" of this land can be debated ad infinitum and without affirmative resolution, it is felt that Planned Development is a viable alternative that should be explored. This recommendation is consistent with the view to channel or direct future development near available or foreseeable utility systems, such as water, sewer and major thoroughfares. Moreover, with the flexibility provided through Planned Development, the impact on environment can be minimized by careful engineering and site planning that recognizes the special topographic and subsurface characteristics of the land. Given the present and foreseeable state of local governmental financing, included in this recommendation is an attempt to balance the distribution of land use types within the Township in order to obtain a tax base which is equitable and not a burden on any one element of land use.



METROPOLITAN PLANNING COMMISSION

*County of St. Clair, Michigan*

511 FORT STREET, SUITE 400, PORT HURON, MICHIGAN 48060 — (313) 987-4884

RICHARD G. BINGHAM, A.I.P., P.C.P.  
Executive Director

February 11, 1976

Mr. Jon Manos, Supervisor  
Clay Township  
2280 Golf Course Road  
Algonac, Michigan 48001

Dear Mr. Manos:

Pursuant to our discussions of Mr. Perkowski's proposed multiple-family development, this letter is to advise you that our office is prepared to support the Township's position in this delicate matter. With present knowledge of the proposal, it is our opinion that the development will benefit not only the Township but the County as a whole.

Additionally, I believe it to be of mutual benefit if you and I discuss this matter in detail with Mr. Marks of the State Department of Natural Resources. Hopefully, arrangements can be made for the early part of March.

If you have any further questions regarding this matter, feel free to contact me at your convenience.

Sincerely,

Wayne P. Pyden, Associate A.I.P., P.C.P.  
Senior Planner

WPP/jsl

cc: Mr. Richard G. Bingham

## ACKNOWLEDGMENTS

This document was prepared by the Land Use staff of the Southeast Michigan Council of Governments under the general direction of Daniel Snyder, Program Manager.

The project was coordinated by David J. Brouwer. Mr. Brouwer authored this report, in cooperation with other members of the Council's staff.

The Council gratefully acknowledges the assistance and information provided by all parties contacted. In particular, the Council wishes to acknowledge the efforts of the members of its Coastal Zone Management Task Force, the Planning Commissions of Monroe, St. Clair, and Wayne Counties, and the Michigan Department of Natural Resources.

## **OFFICERS**

**Conrad L. Mallett, SEMCOG Chairperson**

**David H. Shepherd, 1st Vice-Chairperson**

**John N. Doherty, 2nd Vice-Chairperson**

## **EXECUTIVE DIRECTOR**

**Michael M. Glusac**

The Southeast Michigan Council of Governments (SEMCOG) is a voluntary association of governments composed of elected officials from over 100 communities in Southeast Michigan. SEMCOG develops and coordinates regionwide planning for transportation, land use, recreation and open space, water supply, sewage disposal, storm drainage, housing and criminal justice. For further information concerning this report or the Council, please contact the Council's Information Services Office, (313) 961-4266.

**Produced and Printed at SEMCOG, 1976**

